

## NEWS SUMMARY

### GENERAL

## Wilson: No early package

The Prime Minister said last night in a BBC Television interview with Robin Day that there was no simple solution to inflation. He virtually ruled out a package of economic measures immediately after the EEC referendum on June 5.

Mr. Wilson said: "If there were a package that would counter inflation we would have introduced it already. There is no simple solution. This has got to be done by agreement."

Talks would be held with the TUC and CBI to see what measures could be taken "by consent." Their proposals would be discussed at next month's National Economic Development Council meeting.

Mr. Wilson is thought to be planning a major reshuffle before Parliament reassembles on June 9 after the Whitnash recess. Back Page

## NATO snub for U.S.

As President Ford spoke of a "new era of friendship" with the U.S., the American-Spanish defence agreements failed to win formal endorsements by the NATO Defence Ministers in Brussels.

Mr. Ford told European Pressmen at the White House that he sensed the U.S. might be entering a new era of friendship following the Mayaguez incident, and made clear that he wanted Britain in the EEC. Back and Page 17.

## No to 'Cancel Wembley match'

Sport Minister Denis Howell rejected a call by Dr. Rhodes Boyson, Tory MP for North Brent, for a ban on today's England-Scotland match. "The one thing which might inflame the situation is that," he said.

Two Scotsmen said they would protest to the Race Relations Board about the rainwater continued refusal to run trains to Wembley, saying it was "racial discrimination against Scots."

## Baboon heart kept baby alive

A 13-month-old boy was kept alive for 16 hours after heart and kidney failure by linking them to the heart and kidneys of a live baboon. It was stated at Harefield Hospital, Middlesex, that the baboon's heart failed and the boy died.

The first transplant of a Fallopian tube has been made at Groote Schuur Hospital, Cape Town, giving hope of pregnancy for thousands of infertile women.

## Holiday threat

Holiday flights from Heathrow may be hit today by British Airways men stopping work to discuss a strike call on TriStar.

## Ulster killings

Two masked men shot dead two Catholics playing cards with Protestants in Shore Road, Belfast. Later the "Protestant Action Force," which claimed responsibility for 55 deaths, said it was a reprisal for wounding a Protestant paramilitary.

## Haile Selassie III

Ethiopia's military Government said that ex-emperor Haile Selassie, who is in military custody, was ill and in constant medical care.

## Lebanon

President Suleiman Franjeh of Lebanon appointed a military cabinet after a ceasefire was announced last night in the fighting between Palestinian guerrillas and Lebanese Phalangists. Page 9

N. Ireland beat Wales 1-0 in the international soccer match in Belfast.

## CHIEF PRICE CHANGES

(Prices in pence unless otherwise indicated.)

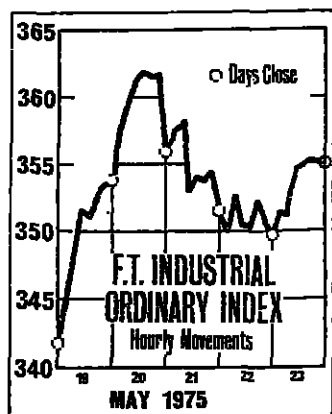
RISERS:	
AALI	122 + 6
Bank of NSW	493 + 40
Barclays Bank	292 + 7
Beecham	305 + 9
Bovater	192 + 7
Brown	263 + 5
Cameron (J.W.)	110 + 10
Comm. Bk. Aust.	293 + 23
Dawson & Barlow	39 + 10
De la Rue	163 + 10
EMI	197 + 8
Gerrard & Nat. Disc.	290 + 13
Hardy & Co.	41 + 7
Haworth-Sidley	264 + 10
Hay's Wharf	137 + 5
Metal Box	304 + 7
Nat. Westminster Bk.	235 + 10
Nurkin & Peacock	85 + 1
OK Bazaar	825 + 35

(FT stock indices and FT-Actuaries summary Page 22.)

### BUSINESS

## Index at 355 for 13.2 gain on week

● EQUITIES were quietly firm ahead of the Bank holiday. The FT 20-share index gained 5.3 to 355.0, only 0.9 below Tuesday's 1975 peak. Over the week, it rose 13.2. Rises led falls in FT-quoted Industrials by about



2-1, while the FT-Actuaries All-Share index improved 0.7 per cent to 149.95. Gold mines index was 0.1 lower at 432.2, leaving a 43.4 rise on the week.

● GILTS were again more active at the short end, where gains ranged to 1.

● GOLD lost \$11 to \$173.

● THE £ lost 20 points at \$2.3260, its depreciation staying at 24.6 per cent. Dollar's weighted average was 7.17 (7.02).

● TREASURY BILL rate rose 0.0018 per cent. to 9.4763.

● WALL STREET rose 12.99 to \$31.90, following the 1 per cent. cut in prime rate to 7 per cent. by First National City Bank of New York, America's second largest bank. Back Page

Three 5.206 per cent. (5.115); Three 5.206 per cent. (5.115); Sixes 5.469 (5.412).

● GIRLING, the brake manufacturer, is to make 15 per cent. of its 6,750 workforce redundant over the next three months. Page 17

● CUBA is seeking the equivalent of \$10m in export credits from the U.K. between now and 1980. Page 17

● LEAD PRICES fell on the London Metal Exchange to their lowest for over two years, with cash lead 58.5 down on the week at 153.5 a tonne. Page 22

● CLEARING BANKS staff in England and Wales accepted a 2.5 per cent. pay rise for the 12 months from July because of pay freeze fears. Page 17

● THE GOVERNMENT laid an order implementing the changes to the Price Code announced in the Budget. The changes, which come into effect on May 27, are aimed at boosting investment and company liquidity.

● J. W. CAMERON, the Yorkshire brewing group, is having talks with Ellerman Lines which may lead to a bid. Page 19

● ULTRAMAR first quarter pre-tax profit was marginally higher at \$5.15m. (25.15m.) though sales fell sharply to \$49.65m (£1.97m.). Page 18 and Lex

## £8-£12.50 increases for workers

# Strike leaders give mixed reception to Chrysler offer

BY PETER CARTWRIGHT, MIDLANDS CORRESPONDENT

Chrysler U.K. yesterday offered its 26,000 workers increases of between £8 and £12.50 a week in a bid to settle the strike by Coventry engine workers which has halted all the company's car production.

The £15m. offer was accompanied by a strong warning from Mr. Peter Griffiths, industrial relations director, that if it was not accepted "there is no doubt in my mind that we will be looking at a rather bleak future, with major changes in size and structure of the company."

It was also made clear that the company—still in a serious loss-making situation—will have to borrow the money to finance the offer, which will add 24 per cent. to its annual wages bill.

However, improvements in productivity are looked for as an integral part of radical worker participation and profit-sharing proposals that will follow a wage settlement.

For the first time the offer is being made simultaneously to all car and commercial vehicle factories from Luton to Scotland in a determined effort to establish centrally co-ordinated negotiations in place of 33 separate ones.

There were mixed reactions from stewards at the Stoke, Coventry, plant, where 4,000 workers have been on strike for a fortnight. Mr. Bob Morris, Transport and General Workers' Union convenor, thought central bargaining could aggravate the situation.

"It has put my colleagues and me in an almost impossible position," he said. There is no room for negotiation. It's a question of whether we can accept conditions imposed by the company."

But Mr. Eddie McCluskey, secretary of the Stoke joint shop stewards' committee, believed the proposals offered the basis for a return. "We think there is more money to be had but we shall have to give something to get it," he added.

The Stoke stewards who had demanded an £8 opening offer to their £15 claim, are bringing their next meeting forward to immediately after the holidays—June 2—and will call a mass meeting directly afterwards, possibly the same day.

Parity

The pay increases tabled provide a 15 per cent. rate increase of £8 a week—a base rate increase of £5.50 plus "cost of living" allowance of £2.50 which qualifies for premium payments. The present £1.20 allowance will be incorporated into basic rates.

In addition, to encourage progress on discussions on the parity programme, employees will get a £50 lump sum provided.

Continued on Back Page

## Pan Am wins fight over bonus to U.K. agents

BY MICHAEL DONNE, AEROSPACE CORRESPONDENT

PAN AMERICAN World Air all business they did in excess of 90 per cent. of last year's level.

The DoT said it was considering an appeal. It admitted that, in the light of the judge's ruling, it was at a disadvantage in not having the powers it originally thought it had—to control rates of commission—and it might therefore have to seek those powers.

The airline's victory over the Department of Trade came in the High Court yesterday, when Mr. Justice Donaldson ruled that Mr. Peter Shore, Secretary for Trade, had no power to stop Pan Am paying its agents whatever it chose.

The judge also said the DoT could not revoke or suspend the airline's operating permits as a punishment for not abiding by a DoT directive that it could only pay its agents an extra 1 per cent. commission (giving them 71 per cent.) instead of the 3 per cent. (giving them 10 per cent.) it wanted to pay.

Pan Am said the ruling vindicated its original interpretation of the law and added it would go ahead to pay agents 3 per cent. more for all business they did in excess of 90 per cent. of last year's level.

The judge's decision is likely to force a change of mind in other countries which have been trying to block the Pan Am plan. Other airlines, which hitherto have resisted the Pan Am plan and have insisted instead on a 1 per cent. rise in agents' commissions, may now have to adopt Pan Am's scheme in order not to be at a commercial disadvantage.

The battle between Pan Am and the DoT concerned not only the airline's right to pay agents bigger commissions in Britain but also its right to pay them in its own country. The U.K. had claimed extra-territorial rights—saying that it could insist on what agents were paid in the U.S. and elsewhere for tickets sold for flights to Britain.

Even before yesterday's ruling, however, it was apparent that the DoT was climbing down. After talks in Washington with the State Department, a joint statement called on the International Air Transport Association to take urgent steps to settle uniform rates of commission.

In the meantime, the statement said the British Government did not intend to take "any precipitate action in regard to Pan Am's operating permits."

This was in marked contrast to the DoT's earlier threats of considering revocation of those permits from this week-end if Pan Am did not do what it was told, and the DoT's refusal in the meantime to consider its charter applications.

Mr. Justice Donaldson said: "I do not know whether the U.S. Government has the power to require Pan Am to refrain from paying agents a commission in excess of 71 per cent., but I am fully satisfied that the Secretary for Trade has no such power."

## Planning delays and rising costs put an end to Piccadilly plans

BY JOHN TRAFFORD, PROPERTY EDITOR

THE CONTROVERSIAL plans for the comprehensive redevelopment of Piccadilly Circus have been scrapped—the victim of interminable planning delays and rising costs. Stock Conversion, the property fund for the electricity industry, which owns the Trocadero site, and Land Securities, owners of the Monica site, formally abandoned their plans yesterday.

Land Securities says it will retain existing properties on its site as they stand or after modernisation. Building on the site which occupies the north side will be confined mostly to filling in the vacant parts of the property. Trust House Forte, which owns the Criterion site, still hopes to go ahead with a fairly substantial redevelopment east of the Criterion Theatre.

The redevelopment plans have been abandoned because no planning permission has been forthcoming for the latest scheme, which was unveiled in May, 1972.

As a result of that delay, the financial deal agreed in principle between the pension fund and Stock Conversion expired and both parties decided to abandon the earlier proposals.

The site, bordered by Shaftesbury Avenue, Great Windmill Street, Coventry Street and Wardour Street, included the Trocadero itself, plus offices, shops, restaurants, entertainment halls and a Quality Inn.

The pension fund, which hopes to start renovation work almost immediately, intends to replace the existing short leases as they expire by longer leases granted to high-class tenants who will raise the tone of the area.

## London misses ITV blackout

By Loretta Olsager, Labour Staff

INDEPENDENT TELEVISION in most parts of Britain went off the air yesterday for at least the week-end because of a technicians' strike, but a rank-and-file rebellion against the union leadership is enabling London Weekend to broadcast a full programme.

Tyne Teeg and Westward were also broadcasting yesterday. BBC programmes are not affected by the dispute.

The strike, to last until 6 a.m. on Monday, was called by the Association of Cinematographic, Television and Allied Technicians. A week ago over a pay claim, the union wants the 3,500 men to get a lump sum of £231 each for pay lost during the wage freeze. The employers say that compensation has already been made for the loss.

Mr. Alan Sapper, ACTT's general secretary, claimed yesterday that the strike was going well. It was being observed by 90 per cent. of his union members.

He also said that he had been in touch again with the Advisory Conciliation and Arbitration Service which has been trying all week to avert the strike, but "the employers are so inflexible that no compromise is possible."

Schedules

The three companies which are broadcasting have to arrange their schedules considerably, because they have to rely on themselves, with no programmes being supplied from the other 12 companies.

London Weekend said everything was working smoothly, and there were no problems, apart from the absence of ITN news bulletins which have been hit by the strike.

At many companies, the men met to have another vote on the strike after the rebellion at London Weekend on Thursday, when only nine of more than 300 technicians supported the union action. During the day, it became clear that for most companies, the decision would not be reversed.

The London Weekend technicians had voted against the strike initially, and had tried to prevent it later by asking the union to hold a headcount rather than a count of how many branches were in favour. They argued that support for the strike was strongest in the smaller branches.

When the union turned down that approach the second vote in favour of continuing work at London Weekend was taken.

The companies have threatened that they will not allow a return to work on Monday until ACTT formally drops its claim.

● Channel Television—which has a separate agreement—is not in dispute.

## TALKS ON OTHER MEASURES

# Import curb on textiles ruled out

BY RHYS DAVID

THE GOVERNMENT has ruled out pleas by the U.K. textile industry for across-the-board reductions in textile imports, the Prime Minister made clear in the Commons yesterday. Other measures to help the textile industry may be introduced, however, after consultations with the various sectors.

The announcement—an indication perhaps of the Government's attitude to the wider question of overall imports control—was immediately attacked as disappointing by leaders of the U.K. industry, by the unions and by the textile group of MPs.

In his statement, Mr. Wilson said the proposals put forward by the British Textile Confederation, representing employers and unions, for an across-the-board cut of 20 per cent. in imports over 1974, were inappropriate, ineffective and certain to lead to retaliation.

Mr. Wilson promised that the Government would be willing to act to protect the textile and footwear industries wherever evidence of dumping could be produced, and he said help would be given through the Industry Act after consultations with sectors of the industry.

Separate action is being taken to deal with the problems of shoe imports from Comecon countries, in a Commons written reply published after Mr. Wilson had spoken. Mr. Michael Meacher, Under Secretary for Industry, said an undertaking had been obtained from Poland, Czechoslovakia and Romania to reduce their exports to the U.K. this year by 5-10 per cent. on last year's levels.

Reduction

This would result in a reduction of about 300,000 pairs of men's leather shoes on the market. The position would be reviewed later in the year.

Mr. Wilson in his statement also said that the Government would be looking at ways in which textile production could be kept at the highest possible level through a scheme for stockpiling and stockholding.

Dealing with problems in other industries, Mr. Wilson told Parliament that an investigation into imports of cars and colour television tubes from Japan was under way.

Immediate reaction from within the textile industry was that the measures mentioned by Mr. Wilson, and in particular the possibility of industry Act assistance, would be of some help in the medium term, but would not help the industry to deal with low-capacity utilisation, short-time working, the danger of redundancies and a drift away of skilled workpeople.

There was also scepticism over whether a stockholding scheme could work in an industry as fashion-orientated as textiles.

Mr. Clifford Jupp, director of the British Textile Confederation, described the Prime Minister's statement which had been previewed in Thursday's economic debate, as "most disappointing," and a similar reaction came from textile unions and other trade bodies.

After an emergency meeting of a trade union co-ordinating committee, Mr. Fred Hague, assistant general secretary of the Amalgamated Textile Workers' Union, said the Prime Minister's announcement in no way faced up to the problem of providing full-time work.

The Clothing Manufacturers and Shirt Manufacturers in a joint statement said the offer of consultation was welcomed, but abundant evidence had already been provided of the damage caused to the clothing industry by the flood of cheap imports.

In rejecting the case put forward by the BTC for an across-the-board reduction in imports, Mr. Wilson pointed to the world-wide nature of the textile recession, and he claimed that the level of textile unemployment in other countries, including the U.S., Germany, Belgium, Ireland and Denmark, was substantially higher than in Britain.

This point was rejected by the BTC, which said last night that extensive unemployment had been avoided in the U.K. only by short-time working.

Mr. Wilson also said that the U.K. textile industry would obtain more protection than at any time in the past as a result of talks under the GATT multi-fibre arrangement to restrict the growth in textile imports from the developing countries.

He also told MPs that, in nearly all the major textile sectors, the volume of imports in the first quarter had not increased compared with the average over the first half of last year.

Datsun accuses U.K. car makers Page 11

\$ in New York

May 23 Previous

Spot 62.395-396 62.370-360

1 month 0.29 0.28 dia 0.28 0.28 dia

3 months 2.76 2.66 dia 2.72 2.67 dia

12 months 11.80 11.52 dia 11.65 11.50 dia

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## Your savings and investments

## More pensions interest

BY ERIC SHORT

THIS WEEK has been one of considerable activity in the pensions field. The Government has expressed its intention of revising the old-age pensions in an endeavour to maintain its level compared with the earnings of those working and it has announced a further amendment to the Social Security Pensions Bill to ensure a working partnership between State and private pension schemes.

The provision of a pension will be for many people the most important savings undertaking in their lifetime and for the majority it is an involuntary form of savings. Pension contributions have to be paid, both to the State and to the employer's pension scheme, whether one likes it or not, and they will take a sizeable slice from his earnings.

At present, employed persons are paying 5½ per cent of their earnings up to £80 per week to the National Insurance fund which there is no tax relief. Under most private pension schemes, the employees' contributions are in the 5-6 per cent range, but this qualifies for tax relief at the individual's top rate.

Therefore it should not come as a complete surprise to discover that by the time a person retires, the value of his pension benefits can amount for one-third of his total wealth—a point discussed in these columns a couple of weeks ago. With so much at stake, people should take a keen interest in both the pension provision being made and how their savings are being invested.

For although attitudes are changing rapidly in the pensions field, many employers still adopt a paternalistic attitude towards pension provision. They will not discuss benefit levels with employees and their representatives. They give little or no information on the progress of the fund. Yet once the Social Security Pensions Bill becomes law (and this could get Royal Assent by July), many employers will have to make far-reaching decisions on the future of pension provision for their employees. The latter should have at least some say in making those decisions.

Two areas are of supreme importance as far as employees are concerned. Employers will have to decide whether to provide a second pension for employees through a private scheme or do it through the state. As far as employees are concerned, state provision bases pensions on earnings up to a ceiling of one and a half times national average earnings. The feature of the state scheme is SWI's actuary's shoulders.

## American funds

BY CHRISTOPHER HILL

WITH THE help of Money Management's figures, I have been taking a look at the performance of unit trusts with a large North American orientation this week. The first point of interest is concerned, the U.S. funds show up quite well with the U.S. and General among the leaders and Hill Samuel Dollar also in the upper echelon.

This obviously had a lot to do with the better record of the U.S. funds in 1974 by comparison with the U.K. But this position is reversed and with the exception of M and G American (plus 57.1 per cent) and the performance of U.S. funds has lagged well behind that of funds linked to the U.K. market.

Not even discounting the more sedate upward movement in Wall Street it is difficult to read much into the comparative performance of U.S. orientated funds. For a start, one really needs to have up-to-date information about the exposure of each trust to the investment currency premium. This is up by more than 30 points since the beginning of the year and clearly the funds with a high premium content are vulnerable to a downturn.

Then there is the extent to which a fund is expanding to take into account Lawson Securities' Lawson American Fund is an example. Since Lawson took the fund over from Ausbacher's it has quadrupled in size from £200,000. The impact of this volume of new money on a tiny fund is bound to make it difficult to perform and the real worth of the investment policy will only become apparent when the fund settles down.

## Higher charges

THERE ARE tentative moves afoot in the unit trust industry

## The possible impact of index-linking

BY CHRISTOPHER HILL

ONE SIGNIFICANT event which has largely escaped notice amid the flood of news about the Common Market referendum is the forthcoming introduction of the index-linked Retirement Certificate on June 2—to be followed by the index-linked Save As You Earn Scheme on July 1.

A great deal has happened since August last year when the Government first accepted the idea of a "modest" experiment along the lines originally suggested by the Page Committee and whether the Government would have been so keen if it had foreseen that it might well be paying out 20-25 per cent per annum to savers if inflation goes on at the present rate.

Certainly it seems as if the schemes are going to be popular and there is no turning back at this stage. The forms are printed and the National Savings movement is already getting a substantial volume of pre-launch enquiries.

This indicates that the experiment might not be nearly so "modest" as was visualised originally and the biggest potential impact is from the SAYE scheme which is available for over a year. Alternatively, everyone over 16 whereas the retirement certificate is limited

to £500 a person and is available only to pensioners. But both are apparently better deals than can currently be obtained in the fixed interest context. To refresh memories—the retirement certificates have a life of five years and will attract a 4 per cent bonus on the purchase price as well as being valued on a monthly basis in line with retail prices index. The only snag is that if they are surrendered before the first anniversary of purchase, only the nominal value will be repayable. Otherwise, the scheme guarantees that the saver will never get back less than the purchase price and the certificates are free of income tax and capital gains tax.

The last two advantages also apply to the SAYE scheme which is available to people who already have SAYE plans. Although there are no transfer arrangements, the rules are the same for the new SAYE plan as for previous plans (the maximum monthly contribution is £20 a person). But if the saver fails to complete his five-year term he will, except in the case of death, get only his contributions back plus a 6 per cent interest rate if he has held on for over a year. Alternatively, he can hold on for seven years and get a bonus equal to two months contributions on top of the index-linking.

But the real missing factor in the savings scheme at the moment is the disappearance of the clearing bank deposits as an effective competitor. The basic 6½ per cent becomes very unattractive to people at higher tax rates, whereas the new index-linked schemes are attractive to non-tax and higher rate payers alike. And the retirement certificate at least cannot be accused of being particularly inflexible—the index linking comes into effect after the first year for people who are forced to withdraw.

What one thinks about the investment prospects of the schemes clearly depends on one's view of the Government's ability to control inflation. Not everyone approves of the principle of index-linking. One hardened saver whose opinion

asked me that if inflation income bonds. But I feel that the "modest" nature of the schemes is likely to be part of their attraction. There must be many people who will argue that it is logical to have inflation-proof at least part of their savings. After all, what

are the alternative ways of keeping pace? One answer is a unit trust which can provide a high and growing income plus capital gains, but it is a "risk" investment and flexibility can be a costly business when stock markets are low.

## Reference margins

BY TERRY GARRETT

THE ANNUAL figures from jewellers, H. Samuel, this week threw up some interesting facets regarding the treatment of the profits which have exceeded the profit margin reference levels. Retailers, in common with the rest of industry, have been obliged to restrict their net margins to a level recorded by the average of the best two years of the previous five up to 1973. Further controls on retailers alone came last May when a 10 per cent reduction on gross margins was imposed.

This last restriction is the more common one for the retailers to over-step; hardly surprising when general trading conditions have made it impossible for many to even reach their net reference level alone go above it. Yet Samuel has proved the exception to the rule, by complying with the gross requirement but over-reaching the net level.

Last Monday, Samuel reported pre-tax profits up from £6.62m to £7.56m in the year to January 31, while sales rose from £26m to £35.1m. However, the profit excludes £875,000 earned in excess of the net reference margin. So, in short, the company had written off the trading profit of £8.43m for 1974-75, this year's profit would

created a deferred profit reserve to carry the excess forward. This is in complete contrast to British Home Stores the previous week which announced that profits had exceeded the gross margin reference level by around £1.3m in the full year, but no special provision had been made.

The main reason why Samuel, unlike BHS, excluded the excess profit is twofold. First, it feels that it would have been unfair to include the excess profit as available for distribution as in effect the sum has to be "paid back" and second, it would have created a distortion in trading performance. If a reserve had not been created the pre-tax profit would have been reported as £8.43m for 1974-75. Assuming that this year could have put up a repeat performance, profits would have had to have been reduced by £1.1m to compensate for the excess and bring down the current year to the right margin.

Because of the sizeable amounts involved, Samuel plumped for a reserve, again, taking a repeat performance, shows how this spreads out the profit. Against the trading profit of £8.43m for 1974-75, this year's profit would

## COMPARATIVE RETURNS

	No. tax	35% tax	50% tax
Bank deposit accounts	6.25	4.1	3.1
One-year term deposits	11.3	7.4	5.7
British Savings Bonds (cash after 5 years)	10.1	6.8	5.4
Building Society shares (from June 1)	7.0	7.0	5.4
Local Authority loans (one year)	12.25	8.0	6.1
National Savings Inv. account	9.0	5.9	4.5
High Inc. unit trust	10.0	6.5	5.0

(\*Approximate)

**11.8%**  
estimated current gross yield.

Here is an opening for the investor who is looking for above average income now and the opportunity for capital growth.

THERE ARE two things about the equity-investment market today which we think you would probably agree with. First, despite the fact that the market has risen substantially since the beginning of this year, share prices, on average, would still need to rise by around 50% to attain the levels they reached in 1968 and 1972. Secondly, as all too many investors know to their cost, the stock market is no place for the amateur.

THESE ARE both good, timely reasons for you to think about unit trusts—and, we believe, Gartmore High Income Units in particular.

WE HAVE the financial expertise you would expect from a group with over £350m. of funds under management. Also, we are outstandingly well-placed to respond to a market which requires quick decisions. For one thing, this unit trust is small enough for the portfolio to be changed radically, at very short notice, in response to any change in 'market feeling'; for another, it does not suffer from heredity—a cumbersome, 'historical' portfolio, put together, for example, before the rise in oil prices took place, or the rate of inflation reached its current level.

WE ARE in the market as it is. This is why the opportunity we offer is right for the income-with-growth investor.

How the funds will be invested UNITS YOU buy now are likely to give you a gross income of

## Gartmore High Income Units

11.8% in the first year, apart from any capital growth. The portfolio is invested in the following proportions

- 86.3% Equities
- 12.0% Preference Shares
- 1.7% Cash

It is our intention to vary these proportions as investment conditions dictate.

OUR PRIMARY aim will be to provide an above-average level of income, although capital growth is certainly expected too, and to this end a proportion of the equity investment will be steered into recovery situations.

SHOULD interest rates fall from their present levels, we also expect that preference shares will show significant capital growth.

AT THE same time, you should regard your investment in Gartmore High Income Units as long term.

THE PRICE of units, and the income from them, can go down as well as up.

The offer GARTMORE HIGH INCOME Units will be on offer at the fixed price of 30.8p until 30th May 1975. It is on this fixed price that the estimated income of 11.8% is calculated.

## The Gartmore Credentials

WHO WE ARE. WHAT WE DO. WHY YOU MAY NOT HAVE HEARD OF US BEFORE.

When people talk of "the City of London" as, self-evidently, one of the financial capitals of the world, no more needs to be said. "The City", whether you are in Bernersdon, Barrow-in-Furness or, come to that, Baghdad, means only one thing: massive financial resources—and, by corollary, massive experience and expertise in financial management.

This is so much a matter of course, that one can talk about "the City" purely in the abstract. But behind the abstraction, giving it meaning and validity, are a number of concrete and important realities—notably the people who are "something in the City", who make up the big City institutions and the big City firms.

These City firms are for the most part almost unknown outside the Square Mile. They may be old-established; they may be as solid as rocks and even, by their own terms, famous. They may handle millions of pounds a week, every week of the year. And yet, to the man in the street, their names probably mean nothing.

Gartmore Investment Limited is just such a company. Its main focus of activity is the City of London. Its business is investment management.

At present, Gartmore manages over £350m. This consists of investment trusts, insurance company funds, private clients accounts and pension funds of private and public companies who have entrusted their workers' retirement incomes to Gartmore's investment skills.

We are in the business of managing other people's money; that is the business we know, and have made a success of.

Last year we entered the field of Unit Trust management with the acquisition of three trusts. These trusts are now run by Gartmore Fund Managers Limited.

All three were in the top ten of the Planned Savings percentile ranking of 1974.

We were awarded the Red Rosette from the Observer as the best newcomer of 1974.

In 1975, while average share prices are still well below the levels reached in 1968 and 1972, we are putting our case to the public.



goes into unit trusts

This offer closes on 30th May, 1975 but may be closed earlier if the current offer price differs from the fixed price by 2½% or more.

After the close of this offer units will be available at the daily quoted offer price published in most newspapers.

Applications will not be acknowledged, but certificates will be forwarded by the Managers by 4th July 1975.

Gartmore High Income Unit Trust was formerly known as the Gartmore European Trust.

You can sell your units back to us at not less than the bid price on any dealing day; you will receive a cheque within seven days of the Managers receiving your request for redemption.

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SURNAME (MR. MRS. MISS)

FIRST NAME(S) IN FULL

ADDRESS

SIGNATURE(S)

(If there are joint applicants all must sign and attach names and addresses separately.)



## Finance and the family

## Gift of a house under CTT

BY OUR LEGAL STAFF

In view of the advent of capital transfer tax and so as to avoid it could you suggest how one could divest oneself of, say, a £25,000 house at £1,000 per annum?

You could realise realty to obviate the difficulty, or you could create a trust for sale and divide the proceeds into 25 (or even 100) equal parts, providing for 1 (or 4) such parts to be held on trust for the beneficiary and the rest for yourself. You could then assign some fraction of your beneficial interest amounting to not more than £1,000 in value to the beneficiary every year. As the value of the property would vary, the division into smaller elements (for example 100) may enable the scheme to be operated more easily.

## Wife's rights in a house

Although I work and contribute financially to the running of our home, my husband refuses to have the house in our joint names. He maintains that in his will he has left the house to the three children of a former marriage with a proviso that I be allowed to remain in the house until I die. Could you please tell me what rights I have in this situation? If my earnings are used to make contributions to the running of the matrimonial home you may have acquired an interest in the house—and probably will have done so. Section 37 of the Matrimonial Proceedings and Property Act 1970 confirms that this may be the case. Proceedings can be taken either during the subsistence of a marriage or afterwards for the determination by the court of the amount of the spouses' respective interests in the house. Ultimately only the court can determine what the extent of any interest you have acquired in the house may be.

## Defective ladder

If I lend a neighbour a ladder which proved defective, and as a result of his using it somebody is hurt could I be held liable? The owner of the ladder would not be liable if he was not previously aware of the fault in the

ladder and made no charge for the loan. Otherwise it would be necessary to know more of the facts of the actual event in order to ascertain whether any liability would attach.

## Chattels as fixtures

On the sale of a house, can one replace door handles and front door furniture, either by putting back the originals or replacing with others? Can wall lighting be removed? The purchaser of your house is entitled to all those chattels in it which are known in law as fixtures—in the absence of any express provision in your contract of sale. Normally, door furniture would be within the category of fixtures and should not be removed or replaced. Wall lights are a more difficult category, as it depends on the actual state of the fittings. It is likely that these too are fixtures, though not necessarily so, and you should consult your solicitor before removing or replacing them.

## No right of occupation

A house is held in trust for occupation by two elderly sisters for life. If one were to die and it was necessary to find a companion for the other, how could I, as trustee, ensure that such companion was given no right of continued occupation after the death of the second sister? Your object can be achieved by granting a licence for which no payment (which might be characterised as rent) is made

## Tracing a title in Scotland

I am involved in a complicated matter regarding property in Scotland, and the tracing of a title down through two relations, one of whom died in 1926, and the other in 1947. I have been advised that once the family tree has been ascertained, long and expensive investigation may be involved should it not be possible to find a Will in either case. Can you please tell me in general terms what procedures would

be involved, under Scots Law, in "proving" the absence of a Will? In Scotland the succession to property where the deceased dies without a Will is regulated by the Law of Intestate Succession applicable at the date of death. Accordingly, if neither of your relations left Wills the succession to the heritable property in question would be regulated by the rules of intestacy at the date of their deaths in 1926 and 1947. Once

## Return after emigration

We went through the emigration procedure, left for France recently, and bought a house there. We were allowed the £5,000 settling in allowance free of the premium, but had previously paid the premium on about £3,000 in connection with a plot we bought in France. We have now decided we want to return to the U.K. What will be the position in relation to these monies? The treatment accorded to your investments in France, particularly in relation to the £5,000 invested through the premium currency market, will depend very much on the specific circumstances involved. The Bank of England is normally sympathetic to individuals who change their minds about emigration for good reasons. The Bank would, however, certainly want an explanation of the reasons for your decision. In some circumstances you might find that you would be penalised by not being able to get back the premium on your £3,000 investment.

The final decision in this case, must rest with the Bank, and you should make sure that you apply to them giving full details of the transactions involved and the reasons for your own decisions.

## Trust for son's benefit

By my will I have appointed the Public Trustee to take care of £15,000 for the benefit of my son, who is in a sheltered workshop. Will this method of safeguarding the future be affected by the latest Finance Act? Can you suggest a better way? The new provisions as to Capital Transfer Tax will not affect the provision made by your will. If your estate exceeds £15,000 there will be a charge to Capital

Transfer Tax on the excess, as there would have been in the case of estate duty. If you know of a reliable trustee who would perform the duties envisaged by you it might be both cheaper and more conducive to good investment of the capital of the trust fund if you were to appoint such a person (or persons) instead of the Public Trustee.

## Purchase price on deposit

A prospective purchaser asked to move into our bungalow as soon as possible. A contract was sent to her solicitors and the full purchase price of £21,000 deposited with them. Then, four days before the proposed moving date, she returned the contract. We were put to considerable expense. Have we no redress? If the prospective purchaser did not enter into a contract—as appears from your letter to be the case, you have no redress for the extra expenditure incurred by you in anticipation of a contract. The only alternative course is a situation such as yours would have been to stipulate that the purchase price be placed on deposit and the interest on it, from the date of deposit, to be yours in any event.

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## Occupation of a flat

I am a widower living in a flat with a rent of £500 a year, where I have been looked after by a widow. After my death, can she still occupy the flat? Unless the person who resides with you is a relative (that is, by the whole or half-blood) or is married to you she would not be able to take advantage of the transmission provisions under the Rent Act 1968. If, however, your tenancy were still a contractual tenancy you could provide for the leasehold interest to pass to her under your will.

No legal responsibility can be accepted by the Financial Times for the answers given in these columns. All inquiries will be answered by post as soon as possible.

## An N.H.B.R.C. agreement

In approximate figures, I purchased my house eight years ago for £10,000 and it is now worth about £25,000. I purchased from the builder subject to an N.H.B.R.C. Agreement. A defect has now developed which may be expensive to rectify. The builder offers to take back the house and give me my money back. In such circumstances is the agreement of any value, and is there any remedy? It is unlikely that your agreement with the builder will be of any value to you in the case of a defect coming to light after eight years. If, however, you have a 10-year N.H.B.R.C. agreement it may enable you to make a claim. It would be necessary to examine the terms of such an agreement. If there is a contract which covers more than eight years, your damage is the difference in value between the house unimpaired and the house repaired at the time when the defect became apparent. The builder's offer is therefore not an appropriate way of dealing with any liability there may be.

## Occupation of a flat

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## Insurance

## Life cover with CTT

BY JOHN PHILIP

WITH FINANCE ACTS coming off the Parliamentary production line with increasing regularity, it is difficult enough for the commentator to keep in his mind precisely which Act has done what. So how the inquisitive, but otherwise ordinary, citizen copes I do not know. Only three weeks before Mr. Healey introduced his Spring Budget, the second 1974 Finance Bill received Royal Assent—to become the Finance Act 1975.

This particular Act is the one that spells out—and some will say none too clearly—the new Capital Transfer Tax rules, which must be reckoned to be subject to continuing revision for some years to come, whatever the political colour of the Government of the day.

However we cannot speculate what may be: we must deal with the rules as they stand and consider how they affect the life insurance arrangements most of us make.

The first point is that transfers between husband and wife (and vice-versa) both during their joint lives and on the death of one before the other, are exempt from CTT. Incidentally, this rule also applies retrospectively to estate duty payable on any death between November 12, 1974, the date when the Act was introduced as a Bill, and March 13, 1975. However if the surviving spouse is not domiciled in this country (domicile is a legal concept involving more than long-term residence, and in the event of dispute is for the courts to determine) then only the old £15,000 exemption applies as it did in the days of estate duty.

So, as between husband and wife, it is no longer necessary for the husband to arrange his life cover by way of trust or under the Married Women's Property Acts, so long as he makes a will clearly passing his property to his wife alone, or so long as she is his only possible beneficiary if he dies intestate. Similarly the wife does not have to resort to the former duty avoiding expedient of buying life cover on her own name, in her own name, because there is no duty to avoid if the husband dies first. Having said this I should perhaps emphasise that of course the wife, who wants her own policy, but otherwise ordinary, citizen copes I do not know. Only three weeks before Mr. Healey introduced his Spring Budget, the second 1974 Finance Bill received Royal Assent—to become the Finance Act 1975.

While there is no CTT payable on the transfer of property on the death of the first spouse, the tax does become payable on the death of the survivor, when regard has to be had to the total value of the survivor's estate, including that which has previously passed free of CTT.

To meet CTT many insurers are offering joint whole life policies which pay on the death of the survivor. Such a policy should be arranged for the benefit of the survivor's intended beneficiaries—in trust if need be, though this may not be necessary if those beneficiaries are adults. Effectively this way the policy will not be aggregated with the survivor's estate, and so will escape CTT.

It is here that the second main exemption from CTT operates: transfers up to the value of £10,000 a year are tax free—and this sum normally applies separately to husband and wife so each can pass money or money's worth on to their children or other beneficiaries, which of course includes any premium spent on joint whole life assurance. This £10,000 limit is quite distinct from the small gifts limit of £100 introduced in the late stages of the passage of the Act. If used carefully this last concession can augment the £10,000—for example, a father with two children can in any one year give one child a policy, based on a premium of £1,000, and the other £100.

While the purchase of life assurance normally involves the payment of premiums over a number of years (otherwise the policy is not a "qualifying" policy so that tax relief is disallowed on premiums, and there is a tax charge on death or maturity) it is of course possible to buy life cover on her

to buy single premium policies. Anyone contemplating using the £10,000 exemption rule in this way should remember that he may be able to avail himself of the carry over rule. We are now in the financial year 1975-1976, but anyone who did not use, in part or wholly, his £10,000 in the financial year 1974-75 can make over by way of gift the balance of £2,000 in the current year.

A further exemption from CTT concerns transfers out of taxable income, which form part of normal expenditure, and do not reduce the donor's standard of living. Yes, you have read these words before—the rule is basically the one that has been applied particularly since the 1968 Finance Act to exempt such transfers from estate duty.

This exemption operates in addition to the other two I have mentioned—and so the parent who wants to make his children a present of life assurance by regular premiums can do so under this rule, out of income, and if he then has capital can hand over £1,000 in cash as well.

## Planner

As well as the life departments of the insurance companies, special life and pensions brokers are prepared to give detailed advice on the operation of the CTT rules and no one should set foot into the CTT jungle without expert guidance. If the problem is not of life assurance then an accountant's or solicitor's advice should be obtained. An advisers will find most useful the life assurance planner introduced recently by Sun Alliance and London.

Indeed I suspect that many of SAL's competitors have it in use, and their own versions under production. The planner contains a ready reckoner for calculating CTT liability and includes a pad of special demonstration forms which can be used to calculate and illustrate the individual's life assurance needs, with particular regard to his CTT liability, and the amount of single life and joint life cover required to pay the tax.

## CAREERS AND EDUCATION

## 'Free' choice of subject condemned to death

BY MICHAEL DIXON, EDUCATION CORRESPONDENT

THE NUMEROUS academics, which are in fact at the disposal of the Government. At the very least, I would require convincing that those levers should never be used. At the one extreme, 'student grants and the counselling services of schools can so affect the demand for places in higher education. At the other a considerable fraction of all graduates end up in public service. It follows that the size of the public sector and the qualifications demanded in the public sector will themselves help to determine the number and kinds of graduates we need. It seems to me therefore that it is most unlikely that the best policy for a Government in the long term is simply to observe and to accept whatever is happening.

"We already plan our educational provision to take account of the number of teachers we think we need—and we plan it, too, to take account of the number of doctors we think we shall need. We need now to go further. We need to estimate our likely future needs for different broad categories of trained manpower—drawing from the experience of some of our industrial competitors and from their views on the different proportions and types of trained manpower they now have, and are planning for, in the future. And having done that, we then need to do what we can to advise young people, when they make their future career decisions, how best they might match their talents and the sort of further education they are considering, to the nation's needs."

## Positive approach

"I must emphasise to you my understanding of the difficulties involved in manpower planning, and the failures that have been experienced in the past in relating the need for higher educated manpower to the output of universities and polytechnics. None the less, we must recognise that these are still early days. Attempts at manpower planning in this country in most fields are of no very great age and have so far been all that sophisticated: I am not deterred, therefore, from pursuing further a positive approach to higher educated manpower both to look again at what might be the needs of the economic system, and to ask questions not simply about numbers of qualified people but the nature of their qualifications.

"It simply will not do to allow universities and polytechnics to produce whatever people they fancy, or to relate the number and kind of places they provide to the applicants that come forward."

Such a passive approach ignores the policy variables

preposterous that what an academically bright youngster studies in higher education, and therefore in the later stages of schooling, should be determined by job prospects in the workaday world. The decision has traditionally been left to the "natural" choice of the pupil.

The choice, of course, is far from natural. It is heavily conditioned by the differing skills and the values of a child's schoolteachers from the infant class up, and by the availability of student places in different subjects in higher education which may, incidentally, be inversely influenced by the employability of particular types of scholarly specialists—for example, sociologists—outside the academic field.

Whatever the influences, this laissez-faire approach to the provision of subjects for study now evidently stands condemned to a protracted death. The Government has no doubt been disturbed by the steady worsening of the mismatch between the abilities and attitudes inculcated by the higher education system, and those needed by an economy on which the country's living must, some day, once again depend. The supply of students for engineering, and to a less extent science, degrees has deteriorated so that taxpayers' money is spent on converting technology-teaching facilities for use by social studies and arts departments. Worse, discouraged by the purblind movements by engineering and other professional institutions towards denying full professional status to people without degrees, the numbers training at sub-degree level for vital technicians' jobs have dwindled fast.

This suggests that the Minister of State's aim is to push the whole education system gradually into an unprecedented emphasis on the science side, particularly the applied aspects. The apparent desire is a large "stock" of youngsters able to become, not just science specialists, but also numerate generalists.

The corollary would be a pruning of subjects such as specialist sociology and a further diminution of arts, including the Classics. It may be apposite here that Lord Crowther-Hunt, when a member of the Fulton Committee on the Civil Service, made plain his view that people educated in the sciences could learn to understand politics and finance, to express themselves persuasively, and to administer the country at least as well as those who had read Greats at Oxford.

The new approach will begin with "demand management". Attitude surveys, already under way in schools, will be used to discover how children's career and subject choices can be most effectively influenced. Pressure by way of entry-qualifications for public service careers will come later. But I feel that, if such methods fail, the government's commitment to the change is enough for it to resort to more direct measures.

I feel also that the commitment has been developing since before Labour regained office. For instance, Mrs. Margaret Thatcher's White Paper of 1972 declared it important that students' expectations that higher education would prepare them for the working world "should not be disappointed."

So whatever Conservatives might say in opposition about the new approach, I would not be surprised if, returned to power, they somehow became reconciled to it.

**Triumph**

There will be people, of course, who will see the change as a barbaric triumph over a golden age. I am not one of them.

An appropriate supply of trained manpower is essential to our economic future. We may well get the balance wrong by using the far from reliable techniques of manpower-forecasting (Lord Crowther-Hunt would probably welcome advice here from industrial manpower-planners). But that is surely no worse than getting the balance wrong through so-called natural choice.

Moreover, at base the new approach is not all that revolutionary. It is simply stating that our education system should produce people who are competent in all three of the Rs.

## BRF warning on rail finances

BY PETER FOSTER

RAILWAY FINANCES are "rapidly running out of control," says a memorandum sent yesterday to Mr. Denis Healey, Chancellor of the Exchequer, by the British Road Federation.

Mr. Tony de Boer, chairman of the BRF, says in the memorandum: "Within the transport sector, it is impossible to overlook the way in which railway finances are rapidly running out of control."

"The support provided by the Railways Act will, at present rates of progress, be exhausted within three years—instead of the planned five—and the country will be no nearer the solution of that particular problem."

The growth of Government subsidies for public sector transport had outstripped all other sectors of public expenditure, including housing and social services, over the last five years. There had been a 250 per cent increase in public transport subsidies since 1971.

## New passports to cost £6 from June 1

PASSPORT fees are going up from June 1. A new passport—£5 since November 1970—goes up to £6.

The Foreign Office said yesterday that applications submitted or posted before June 1 would be accepted at old prices.

The full list of increases is: new passport (30 pages) from £5 to £6; new larger passport (94 pages) from £10 to £12; additional passport (30 pages) of restricted validity from £2.50 to £3; extension for the first time of an additional passport from £2.50 to £3; collective passport from £5 to £6; British visitor's passport from £2 to £3.

The fee for a British visitor's passport was last increased on January 1 last year and the 94-page passport was introduced only in April 1973.

The Foreign Office blamed rising costs for the increases.

## NEW COLOUR FOR CRANWELL

THE Queen will present a Queen's Colour to the Royal Air Force College, Cranwell, Lincs. on May 30.

There will be a fly-past of 16 Jet Provost trainers and a display by the college's aerobatic team to mark the presentation.

## ANNUAL COST OF SCLEROSIS

The estimated annual cost to the U.K. of multiple sclerosis is £31m. and not £3m. a year as stated in a report on Wednesday, May 21.

## The Flexible Fortune Plan

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## OR CARS

Solution to Position No. 52.  
1. BxP ch1 2 Qx8, RNg 3 Qx8 (or 3 Qx8, RxP mate), Rn7 ch; 4 K-R1, Q-R7 mate.

Solution to Problem No. 62.  
1 Q-K2. If 1. K-R4; 2 B-Q2, or 1 K-B4; 3 Q-B4, or 1 K-R6; 2-B-K7, or if K-B6; 2 Q-Q2.

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## How to spend it

### A bigger splash

IF YOU'RE thinking of renovating or redoing a bathroom, don't miss the exhibition of baths and bathrooms on now at the Design Centre, Haymarket, London, S.W.1. There are several interesting new developments to be seen of which the most generally useful is, I think, the increasing way in which different areas are getting together to co-ordinate colours and planning.

For instance, the bathroom shown below is the result of co-operation between the kitchen firm of Wrighton and the bathroom firm of Ideal-Standard, who in turn had earlier got together with Pilkington who had produced tiles to match Ideal-Standard's Penthouse colours.

The idea behind Wrighton moving into the bathroom is that it has until now been impossible to find ready-made the sort of storage and cabinets that fitted existing bathroom sanitary ware. Anybody who wanted the fitted look for their bathroom that is now standard in kitchens has had to resort to expensive cabinet-making made to order.

The inclusion of fitted cabinet furniture in the bathroom obviously opens the way to more luxurious bathrooms and Ideal-Standard see it as a route to



Glynwed's Jupiter bath

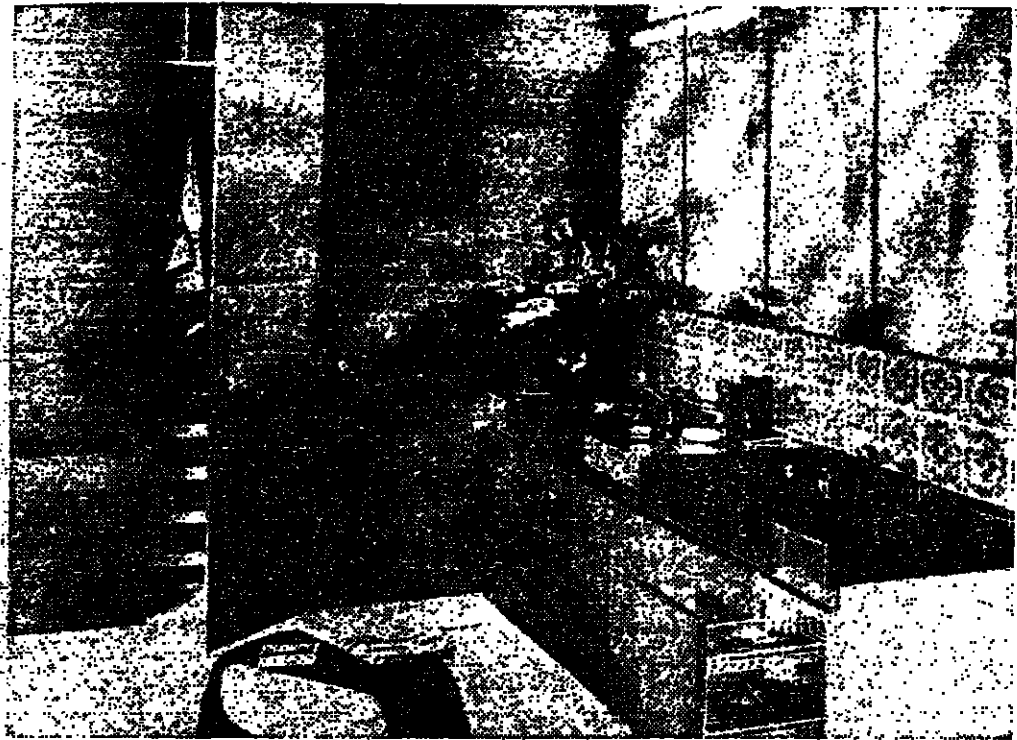
the sleeping-bathing-dressing complex in which the storage for clothes, medicines, make-up, cleaning materials and so on can all be catered for in the one integrated area. There are cut-outs to take basins, wall units

with mirrored glass as well as a variety of internal fittings for storage and a variety of finishes. Details of the cabinet furniture are complicated and I can only urge you to go and have a look for yourself at the Design Centre

where the exhibition is on until June 28. Those who are unable to get to the Design Centre could write to Wrighton International for further details. The address is Nazeing Road, Nazeing, Essex.

Another development in bathrooms is that apparently our ideas are all becoming more and more luxurious all the time and we are demanding bigger and better baths. A bigger and better bath than Glynwed's Jupiter Seychelles is hard to imagine. This one easily takes four children as the picture shows, it's made of acrylic that comes in a variety of 12 more or less lovely colours. It has a good wide border all round for taking the innumerable bath-time accessories and the whole measures some 1,800 by 1,100 mm. This particular size will set you back £300.

It, too, is on view at the Design Centre but write to Jupiter Plastics, Glynwed Plastics, Brickhouse Lane, West Bromwich, Staffs., for further details.



Fitted furniture moves into the bathroom

### Short-listed

COME THE spring and early summer and almost the entire British population rises up and redecorates its houses—or so the paper and paint manufacturers would have us believe. If you are actually in the process of redecorating, or about to do so, you might like to know that there are some exceptionally charming new wallpapers from the Swedish firm of Duro on sale at Osborne and Little, 304 Kings Road, London, SW3.

All the papers are water-proofed, pre-trimmed and ready-pasted so that they are relatively easy to hang. The designs range from small, delicate flowers geometrically arranged on contrasting backgrounds to stripes and trellises often interspersed with flowers. The colours are fresh and original—for instance a white and pink stripe on grass green, a tiny green and orange flower on a pink background or a formal white daisy on a brown background.

Prices of all 12 designs (which come in some 50 different colourways) will all be £5.50 per roll plus VAT.



THERE HAS never been a better selection of plant-pot holders around than there is at the moment. From all over the world, wicker, stone, clay, leather and pottery, there is a pot to suit all tastes. One of the nicest to my mind is this new plain white pot, shaped like a traditional country butter tub. It comes from Portugal and there are two sizes, one is 12.5 cm high and sells for £1.40, the other is 14.5 cm high and sells for about £2.00. Available from Etcetera, 47, Golders Green Road, London, N.W.11, Fensholt, of Newcastle, Kendal Milne, of Manchester and Frasers, of Glasgow.

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SO OFTEN on British picnics hot food is infinitely more suitable than cold. Using Insulux food jars means that you can take hot food, like soup, stews, curries or whatever, and know that the food will still be hot when it's time to eat. The wide-necked mouth means that lumpy food, like stews, can easily be poured in and out. The Food Jar holds 30 oz and is 8 inches high. It costs £3.75 and is available from a large variety of shops including Boots, Timothy Whites, Woolco Stores, Army and Navy Stores.

ALL THOSE who know Tony Rudd as the active chairman of the stockbrokers Rowe Rudd and Co. will have been somewhat surprised to see me refer to him as an "ex-stockbroker." He's very much not ex, his wife Ethne Rudd runs Chalcut House which I wrote about last week and although he's looking forward to retiring one day to tend his own vineyards in the kitchen garden, that time has certainly not come yet. My apologies!

by Lucia van der Post

## Every little helps

IT'S NOT often that I'm able to bring news of prices going down (in fact, it's usually cause for astonished consternation if somebody manages to keep their prices at the same level as six months ago) but this week I have news of a firm that has managed to do just that.

Artemide are an Italian firm, with a wholesaling operation over here, who are renowned for the quality of their design. Many of their products are well known to anybody who has followed modern design and they are much used and specified by architects.

They are perhaps most famous of all for their lighting most of which has a very typical Italian panache which seems to stem from a combination of simplicity and boldness. Probably their most-photographed lighting of all is the snake light, the Boalum, which coils obediently wherever it is put.

Being high-quality products they were never cheap and what with prices rising all the time they decided that something had to be done if they were to go on having a market. The "something" they settled on was that Artemide would open its own showroom, display their own lighting and furniture (something in any event that most furniture shops are unable to do properly due to lack of space) and in this way they would be able to cut down margins and sell the same things to the public for a little less than the current prices.

To give you some idea of the reductions being offered, the

famous snake light, the Boalum, can be bought direct from Artemide for £37.40, whereas it used to cost £42.70. The Pallade suspension lamp, photographed below left, was £22.90, and is now selling for £13.62 in orange and red.

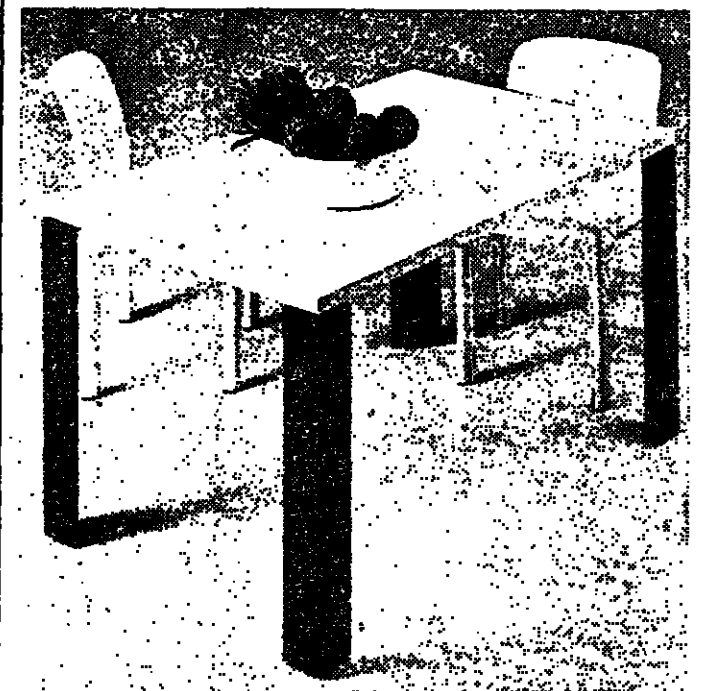
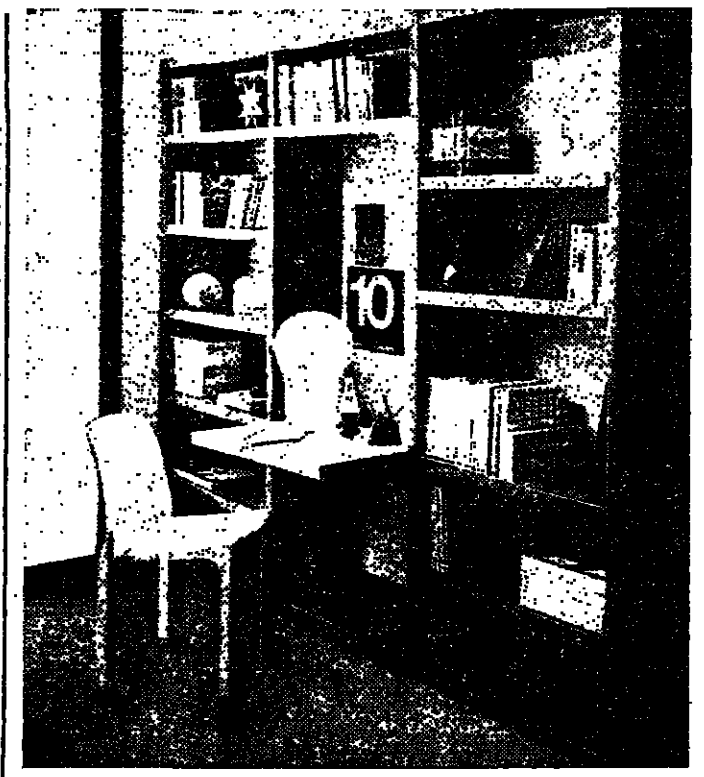
The Artemide shelving systems, which to my mind are very simple and very beautiful coming in lovely colours like bright grass green, white and black, have always needed careful display to show both their simplicity and their versatility and they have seldom had. Now at 143, Grosvenor Road, London, SW1, the systems they do can be admirably seen, fully exploited in a multitude of situations.

For out of London readers Environment of Harrogate also has a very good selection of Artemide things, as does Co-existence of Bath.

The Dodona shelving photographed here is made from ABS plastic and comes in the aforementioned green, white or black (black being to my mind particularly chic). It can come with or without backs and the uprights are in four different heights—70 cm. (£5.77), 140 cm. (£9.25), 210 cm. (£12.70) and 280 cm. (£19.80). Shelves are £6.95 each and are 70 cm. wide and 30 cm. deep. There is a heavy ABS shelf which forms a desk, as in the picture, for £13.95. Because the material is formed by extrusion all the shelves or uprights can easily be sawn to any length which helps if there are precise alcoves or walls that have to be fitted.

The table, bottom, right is called the Eretteo and it has a solid maple top while the legs are in brown, white or green lacquered fibre glass. There are two sizes, 120 cm. by 80 cm. for £68 and 120 cm. by 120 cm. for £90.

For anybody who wants to go along to the Artemide showroom at 143, Grosvenor Road, they will find it a source of good home furnishing ideas as well as a source of Artemide furniture and furnishings. They are open from Monday to Saturday (except, being a Bank Holiday this Saturday, and Monday) from 9.30 to 5.30 p.m.

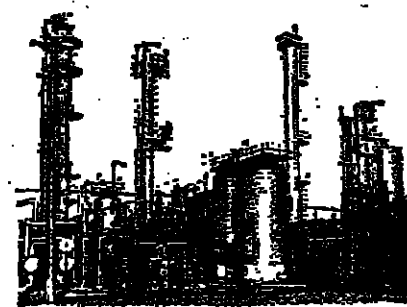


# Who gets ICI's profits? The £80 million question

How much profit did ICI earn in the first quarter of 1975? As expected, cost inflation and the reduction in world demand are increasingly affecting many companies, including ICI. Sales were £748 million, 13% up on the first quarter of 1974. However, raw materials, wages and salaries and other costs came to £668 million, 24% up, and so profit before tax was lower at £80 million.

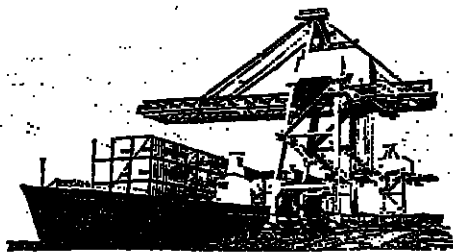


How much of the profit goes in tax? Out of every £1 of profit, 36p will go in tax. That takes £29 million.



What happens to the rest? 40p in every £1 is put back into the business and so helps to maintain employment. That's another £32 million.

This, together with the depreciation set aside, will help to provide the £1 million a day which ICI is investing to develop the business and keep it competitive. The rest of the profit will go to partners in companies which ICI does not wholly own, and as dividends to ICI's nearly 600,000 stockholders.



What about ICI's exports? Last year ICI was Britain's biggest exporter, with exports of £1 1/2 million a day. We continued to export at not far off that rate in the first quarter of 1975.

Everyone benefits from ICI's profits

















## HOME NEWS

## Travel crash cash repaid 'by autumn'

By Arthur Sandles

HOLIDAYMAKERS who lost money in the travel company collapses of last year—namely the Court Line crash—may get it back by the autumn.

Mr. Eric Deakins Trade Under-Secretary said yesterday that there were bound to be problems "but the bulk of them should be dealt with and repaid by the autumn."

There are some 46,000 claims, 35,000 involving Clarksons, and they affect 150,000 holidaymakers who booked holidays with more than a half-dozen companies which ceased trading last year.

Mr. Deakins was speaking the day after the Air Travel Reserve Fund Act, which provides a further safeguard for travellers, received the Royal Assent.

Meanwhile Thomson Holidays and British Airways were involved in a bitter row over holiday surcharges.

## 'Immoral'

Mr. Francis Higgins, Thomson's managing director, claimed that some of his rivals were asking for unnecessary "cost-of-living" surcharges on holidays. It was "immoral", he said.

He said British Airways was charging up to £8.33 on some package tour flights when Thomson estimated the surcharge should be 20p.

Mr. Gerry Draper, BA's travel division director, replied that Mr. Higgins had mixed up charter and scheduled flights. Charter passengers would pay the surcharges that most companies, including Thomson, had agreed. Scheduled surcharges were a different case—and last year the situation had been reversed with scheduled having the lower surcharges.

## L &amp; G buys £2.5m. house

By John Trafford, Property Editor

AS PART of its decentralisation programme, Legal and General Assurance has bought an 18th-century house in North London for £2.5m. to serve as the headquarters of its general insurance operation.

The property, Northmet House in Southgate, has served for 27 years as headquarters of the Eastern Electricity Board until it was moved some months ago. Legal and General is to spend £750,000 on internal conversion before moving early next year into the 52,000 square foot offices. The 400 staff who will work there will be drawn partly from the group's headquarters at Temple Court in the City of London and partly from other London offices.

## BR's £340m. 'not enough'

THE GRANT of £340m. for British Rail's passenger system this year would not meet all the increased costs of providing a rail service, Mr. Neil Carmichael, Parliamentary Under-Secretary for the Environment, warned MPs who pleaded in the Commons yesterday for improved commuter services.

Top priority for the Government must be to combat inflation, the Minister said.

## Datsun accuses U.K. car makers of 'distortion'

BY TERRY DODSWORTH, MOTOR INDUSTRY CORRESPONDENT

THE ROW that had been simmering within the Society of Motor Manufacturers and Traders over its Japanese car dumping allegations erupted yesterday when Datsun accused the British industry of waging a "systematic and quite unjustified" campaign against imports from Japan.

Datsun U.K., importer of the Nissan-made Datsun models, is a member of the SMMT, which has made out the case against Japanese cars, urging immediate import duties and a thorough investigation of the Japanese industry. The plea is being considered by the Government.

Datsun wrote yesterday to Mr. John Beswick, director of the

SMMT, alleging a "campaign which can only do us harm."

The letter accused Mr. Beswick and his members of giving figures and the press which were "distorted, taken out of context and in some cases simply not true."

On the question of prices—a key issue because the SMMT evidence is based on the belief that car prices have been subsidised in Japan and, therefore, overseas—the letter says that Datsun's Cherry model has gone up by 42 per cent since January last year and the Sunny by 43 per cent.

It dismisses the subsidisation argument as "cheap propaganda" demonstrating "economic ignorance." Japan had

achieved high productivity from a high level of automation, and the Sunny and Cherry had been increased in price by 34 per cent in Japan over the last 18 months.

Moreover, if the small Japanese cars were prevented from entering the U.K., Continental manufacturers would be the only ones who could fill the gap.

Datsun also dismissed the argument that jobs had been lost in Britain because of Japanese sales. The importers had themselves provided jobs.

The Government so far has refused to put an import duty on Japanese cars and is continuing preliminary discussions on the SMMT claims, lodged only 10 days ago.

## Pilkington Brothers in talks with Benn

BY KENNETH GOODING, INDUSTRIAL CORRESPONDENT

MANAGEMENT AND unions at Pilkington Brothers, Britain's sole manufacturer of flat glass, are involved in a series of discussions with Mr. Anthony Wedgwood Benn, Secretary for Industry. There is no suggestion, however, that the group is seeking financial help.

Because of a drop in demand, Pilkington cut its workforce by 2,000 between July, 1974, and April this year to just over 20,500, including 600 who have gone since February. The unions have been told that the group needs to reduce manpower still further in all areas.

Pilkington has been badly hit by the slump in both the construction and motor industries, to which it is a major supplier. The particular part of the Pilkington operations which has been most severely affected is the Ravenhead plant, near St. Helens, which makes envelopes for television tubes.

The Ravenhead workforce has already been cut from 1,300 to 900 and the company has said that another 200 to 300 must go during the summer.

## Arundel Castle offered to National Trust

BY MICHAEL THOMPSON-NOEL

ARUNDEL CASTLE, Sussex, the ancestral seat of the Dukes of Norfolk for 700 years, is expected to pass into the ownership of the National Trust this year.

The will of the 16th duke, published yesterday, shows that the castle and its park have been left to the duke's trustees, to be offered to the National Trust or a similar body within 12 months of his death, together with an endowment for their upkeep.

The duke, who died on January 31, aged 86, left £3,536,537 gross (£2,668,708 net). The duty was £336,028.

The National Trust said yesterday that the duke had approached the Trust about taking over the castle. The Trust had said it would be "delighted,"

providing there was a sufficient endowment. Terms being discussed with the duke's trustees and the outcome will probably be known by August.

Other bequests included £50,000 each and his jewellery to his four daughters, Lady Mary, Lady Jane, Lady Sarah, and Lady Anne. Lady Sarah, his house in Scotland, with a further £7,500, to Lady Mary; Lantonside Farm, equally between Lady Sarah and Lady Jane; effects from the Herries, Yorkshire, estate to Lady Anne, and all his bloodstock and the remainder of his personal belongings, together with a life interest in Angmering Park, to his wife.

The residue of the duke's property is left in trust to his wife for life, then equally between his daughters.

## PAINTING RECORD

The Paul Gauguin painting Hina Maruri, which was sold for a sale record price of £408,483 in New York on Wednesday evening was not sold by the O'Hana Gallery as reported in yesterday's Financial Times.

## Union lifts sanctions

THE SOCIETY of Lithographic Artists, Designers and Engravers, one of the unions in dispute with the Newspaper Society, which represents provincial newspaper managements, yesterday lifted sanctions while members ballot on a pay offer.

There was "a growing threat to the future viability" of the Sunday Mercury, Birmingham, because of industrial action by members of the National Graphical Association, the company said last night.

It added: "The Birmingham Post and Mail regrets that it now seems unlikely that it will be able to publish the Sunday Mercury on Sunday—the third Sunday in succession that the newspaper has not appeared."

## Benn 'costs jobs—not the Market'

THE ECONOMIC policies of Mr. Anthony Wedgwood Benn, Industry Secretary, were causing unemployment, Lord George Brown said yesterday.

The former Labour Minister said in Manchester that the Common Market was not to blame for putting people out of work.

"To Mr. Benn, I say OK, we have lost many jobs and unemployment has gone up since we have been in the Common Market. The problem has not been the Common Market, Mr. Benn. The problem has been you."

Mr. Leftwing colleagues may ask themselves why they want to bring Britain out when none of their colleagues on the Continent want their country to come out.

## Vote no—for a 'five bob loaf'

THE DAY OF the 25p loaf and 50p bag of sugar would be just around the corner if Britain left the Common Market, Mr. David Davies, chairman of the Trades Union Alliance for Europe, said last night.

Anti-Marketees claimed that Britain could obtain cheap food outside the EEC but food-exporting countries such as New Zealand and Australia had refused to accept cheap subsidised food policy.

Mr. Warburton, who is also the national industrial officer of the General and Municipal workers' union said at Chorleywood, Herts: "The case for continued membership is so overwhelming that the anti-Marketees are fast becoming a tribe with assorted chiefs, but without the Indians."

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## Wilson denies secret steel talks

BY PHILIP RAWSTORNE

MR. HAROLD WILSON strongly denied yesterday suggestions that the Government or the British Steel Corporation had been in secret talks with the EEC Commission to defer Community action on the steel industry's problems until after the referendum.

The Prime Minister, in a letter to Mr. Eric Heffer, former Minister for Industry, repeated that he could not accept that the Government had lost control over the industry as a result of EEC membership.

The EEC Commission had made it clear that although it considered the situation in the industry to be serious, it did not amount to a "manifest crisis" in the terms of Article 58 of the Treaty of Paris.

## Confirmed

It had also confirmed the U.K. view that action under Article 28 to introduce a system of private quotas could be taken only with the agreement of a British Minister in the EEC Council.

No British Minister would agree to any "division" of the Council when would damage the interests of the British steel industry," the Prime Minister said.

Mr. Wilson confirmed the Government's view that there was nothing in the EEC treaties

or policies that precluded any further nationalisation measures, and that any problems of prices, production or investment could be resolved.

Replying to Mr. Heffer's claim that BSC documents in 1971 had predicted widespread job losses if the country entered the EEC, the Prime Minister confirmed that BSC's denial that such documents had been prepared.

Departmental records showed that the Government at that time had requested the corporation's views, but it had been unable, a few weeks after nationalisation, to analyse the effects of entry or pressure of competition. Its reply had simply concluded that a transitional period would be required.

Two of the papers named by Mr. Heffer were staff papers which had never been considered by the BSC Board and did not represent its views. No trace had been found of the third.

"I can see no useful purpose in publishing any papers pre-

## Small No majority in low poll won't bind Prentice

BY IAN DAVIDSON

MR. REG PRENTICE, Education Secretary, made it clear yesterday that he would not feel bound by the referendum verdict if there were a small majority against membership of the Community on a small turnout.

Questioned at a Britain in Europe Press conference, Mr. Prentice said he regarded this as a purely hypothetical problem, since he was confident of a decisive majority in favour of continued British membership.

If there were a small vote with a small majority against membership, he said, Members of Parliament would have to decide whether that constituted a popular mandate which would bind them in the parliamentary process of repealing the European Communities Act.

## Conditions

In such circumstances, he would work to prevent withdrawal from the Community, whether or not he remained in the Government. Mr. Prentice is believed to be the first Minister to suggest, since the referendum campaign began, that there

might be conditions in which he would not feel bound to follow the referendum result.

Mr. Roy Jenkins and Mrs. Shirley Williams have long made known their unconditional commitment to the principle of Community membership, and it has sometimes been assumed, therefore, that they would vote against withdrawal in Parliament, whatever the result of the referendum.

Mrs. Margaret Thatcher has refused to commit herself or her party to following a referendum vote against Community membership.

Mr. Prentice told the Press conference that Europe would be more easily extended and trade with the developing world, notably the poorer parts of the Commonwealth, if Britain were able to take part in the crucial decisions.

He conceded that the Community was not doing enough for India and the other countries in southern Asia—but it was doing far more than before Britain became a member.

Lord Carrington argued that the Atlantic Alliance and the Commonwealth would both be

weakened if Britain left the European Community. "American reaction," he said, "would be disbeliever, combined with an exasperation that would rub off on the cohesion of Western defence, and we should encourage those in the U.S. who want to bring their forces home from Europe."

## Unrealistic

It would be unrealistic, he said, for Britain to break its political and economic ties with Europe, and to expect that this would not rub off on its defence associations. "Why do you think the Communists are so keen on leaving the Market?" he asked. "Who do you think would most rejoice?"

Mr. Prentice added that it was crucial that the only powers which wanted Britain to leave the European Community were the Soviet Union and its East European satellites. There had been articles in the Soviet Press on British sovereignty, he said, "but we know the Soviet record on national sovereignty in Hungary and Czechoslovakia."

## Heath sees 'a new and noble chapter in British history'

BY PHILIP RAWSTORNE

MR. EDWARD HEATH, in a buoyant speech to the Nation in Washington last night, said that Britain would vote decisively next month to stay in the EEC.

"If I were you, I would put my money on Britain's future," he advised his audience. "It is my conviction that we in Britain will pull ourselves out of our current malaise."

The referendum would confirm the opening of "a new and noble chapter" in British history.

There had been an over-reaction in the U.S. to Britain's situation, he said. "It is still the best country in the world in which to live."

Our economic crisis was not unique, though it was "profoundly worrying," that while the

problems were beginning to ease in many countries they were still getting worse here.

Britain's crisis was also one of readjustment between the different forces which existed in the State and the authority of Parliament—but Britain is not the first country to face this.

Much of the gloom about our situation, stemmed from anxieties in other countries about what might happen in their societies if Britain's liberty and democratic traditions might give way under strain.

"Things may not be going as well as we like in Britain, but they are not yet so wrong that they cannot be put right."

"We are facing a crisis of confidence—in our ability to manage our economy; in our capacity to

reconcile the conflicting interests in society in a peaceful manner; in the resilience of our democratic institutions; and confidence in ourselves."

The right policies were vital if the British people were to be enough if the British people lacked the will.

"The answer to our problems does not lie in technical and mechanistic solutions. It lies instead in the capacity of our politicians to lead a national lead and in the willingness of the British people to respond."

Britain had been passing through a transitional period, shedding her Empire but only just taking advantage of the new opportunities in Europe.

"To assess Britain's future you have got to make a judgment of the kind of people we are. I reckon I know the British people pretty well... I am backing Britain."

## Clive Jenkins declares unions' World War 3

BRITAIN'S trade unions were facing a "World War III" situation over the Common Market, Mr. Clive Jenkins said yesterday.

Mr. Jenkins, general secretary of the Association of Scientific Technicians and Industrial Staffs, said if Britain stayed in the Common Market her wage and salary bargaining system would be destroyed.

"I am advocating the TUC to treat this as a world war three situation," he said at a Get Britain Out Press conference in London.

"For me world war three is the fight against inflation and lower standards of life for our people. That is why I have suggested that, although it is quite expensive outside the Common Market, it is unsupportably costly inside."

Mr. Agat Singh Rai, chairman of the Indian Workers' Association in Britain, said that coloured workers were already second class citizens in Britain and if the country remained in the EEC they would be third class citizens in Europe.

"The situation for immigrant workers in Europe is worse than it is here."

We have got the right as humans to the Government, but what would be our status if we stay in the Common Market?

Mr. Christopher Frere-Smith, Chairman of the Get Britain Out campaign's executive committee, said that although immigrants from Commonwealth countries could vote in the referendum, only a certain number would have the right to free movement in Europe.

Under the British Government declaration on the definition of "nationals" in the Treaty of Accession, British nationals were

defined as citizens of the United Kingdom and Colonies or British subjects not possessing citizenship of another Commonwealth country.

"In other words any immigrant resident in Britain who is a Commonwealth citizen, or who is not a citizen of the U.K. and Colonies, will not have any right of freedom of movement within the Common Market if Britain remains a member after June 5."

Such people would be received in Common Market countries on the same basis as other guest workers on the Continent, who had "no political rights whatsoever."

A ban will remain on Ministers from the two sides appearing on the same platform at public meetings during the referendum campaign.

The new rules, brought into operation yesterday, will restrict joint appearances until June 1 to pre-recorded film and radio interviews used in the same programme.

But from June 1, Ministers with opposing views will be able to take part in live discussion programmes together, although the Prime Minister has re-emphasised that the debate must be kept to the issues of EEC membership and must not involve any personal attacks.

## Guidelines

The changes in the guidelines come after pressure from the pro-Market majority of Ministers in the Cabinet who considered that the previous rules had been operating in favour of the anti-Marketees.

Because of the ban on joint appearances, it was claimed that anti-Market Ministers invariably took part in programmes with Conservative and Liberal pro-Marketees and the Government's pro-Market case was not being given a fair hearing.

Mr. Thompson's statement that £70m. was going into Wales in grants and loans from the EEC was a gross distortion. Funds from all EEC sources that could be possibly identified as going to Wales in 1973 and 1974 were £22m.

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## Group results for the quarter to 31st March 1975

## Ultramar Company Limited

Consolidated financial results	First Quarter 1975	First Quarter 1974	Year 1974
	£000	£000	£000
Sales	49,660	71,973	251,454
Profit on trading	7,544	6,462	23,628
Amortization, depreciation, depletion and amounts written off	2,360	1,309	7,885
Profit before taxation	5,184	5,153	15,743
Taxation on profit for the year			
Current	1,542	823	3,446
Deferred	164	1,239	218
	1,706	2,062	3,664
Profit attributable to Ultramar Group	3,478	3,071	12,079
Cash flow from operations	6,002	5,639	21,671
Earnings per stock unit	10.9p	9.6p	37.9p

## Notes

In the first quarter of 1974, under the oil crisis conditions then prevailing, the Group traded in a substantial volume of crude oil which did not recur in the first quarter of 1975. This is the explanation for the reduction in Sales shown above and in the volume of Sales of oil shown under 'Operating results'. Refinery products sold in the first quarter of 1975 show an improvement of 6,069 barrels per day over the first quarter of 1974.

Group earnings are very largely in US and Canadian dollars which for the three months to 31st March 1975 have been translated into sterling at US and Canadian \$2.40 to £1. The comparative figures for the three months to 31st March 1974 give effect to the exchange rates adopted for the 1974 whole year Group Accounts, i.e. US \$2.35 and Canadian \$2.325 to £1.



Ultramar Company Limited, 1-2 Broad Street Place, London EC2M 7EP

معلومات الإحصاء



Support among farmers in favour of the EEC masks various apprehensions, writes John Cherrington

# Why most British farmers prefer to stay in Europe

## Renegotiation in the air

THE MARKETS have moved jerkily but on the whole upwards this week: the 30-share industrial index touched a high point for the year, the Gold Mines index touched an all-time high, and short-dated gilts have also become a little firmer. The reason for the show of interest in short gilts, which may seem to be at variance with the inflation-dominated demand for equities and gold shares, is simply a further fall in both U.S. and German interest rates, based on a more pessimistic assessment than before of the immediate industrial prospect. This drop in overseas interest rates has also helped to stop the downward drift of the sterling exchange rate and to keep the Bank of England's minimum lending rate unchanged.

The main news of the week, however, has had to do with inflation and has been given a particular tang by what appears to be an increasing readiness on the part of Government, TUC and CBI alike to begin discussions on a new social contract. First, the latest wages and earnings figures, though distorted by special factors of one kind or another, suggest that the growth of earnings may be slowing down as the increase in retail prices is actually accelerating. This could, of course, be the excuse for giving another twist to the wage-price spiral. But it could also, if there is now sufficient popular recognition of the inter-connection between wages and prices, be an occasion for moving in decisively to break the spiral.

### Unemployment

Second, the latest figures from the Department of Employment show that the underlying trend of unemployment is still rising, if anything more steeply, and that there has at the same time been a sharp decrease in the number of unfilled job vacancies and a sharp increase in the amount of short-time working. It is true that the reality behind the unemployment trend is temporarily disguised to some extent by the purely seasonal demand for labour, that growing unemployment in the private sector has little direct effect on the push for higher pay in the public sector, and that the idea of a precise relationship between the level of unemployment and the rate

at which wages rise is no longer fashionable. But there can be little doubt that this rise in unemployment, and the refusal of the Government to offset it by stimulating home demand, has had its effect on the climate of opinion among trade unionists and their leaders.

That, perhaps, is why not only has the Prime Minister suggested that there should be an early resumption of talks with both sides of industry, and the CBI put forward a plan—which includes an agreed ceiling on wage settlements—for bringing the rate of inflation down to 5 per cent. over a period of three years, but union leaders have themselves begun to air new ideas. One, associated with the name of Mr. Jones, is that there should be a flat money ceiling on wage increases for the coming year. This is clearly unlikely to be acceptable to skilled workers, and Mr. Clive Jenkins has proposed instead an index-linked flat rate increase plus a second element varying with the particular job.

These two ideas are to be elaborated in greater detail and then considered by the TUC General Council with a view to putting forward fresh policy recommendations to the TUC Congress in the autumn. But the social contract failed to produce all that was originally hoped for it, and the present situation is too dangerous to allow a new TUC initiative to play more than a supporting role in economic policy.

Two points, above all, should be utterly clear. The first is that voluntary agreement on some kind of new social contract cannot be the excuse for any general relaxation of demand while U.K. inflation is proceeding at a pace much faster than that which our main overseas competitors have now achieved. Second, large, genuine and lasting cuts in public expenditure must be introduced as soon as possible. The determination of trade unionists to maintain their real personal purchasing power demonstrates that they are more interested in their own real wages than in the so-called "social wage," a mere euphemism for public expenditure, which will accordingly have to be cut much more drastically than many people yet realise. These cuts will be the real test of the Government's determination to bring inflation under control.



SOME WEEKS ago the Council of the National Farmers Union voted almost unanimously that the interests of British farming would best be served by this country's remaining in the EEC. In this the Council was probably reflecting the views of the great majority of farmers, who feel that they would be better off financially under the Common Agricultural Policy, with substantially higher guaranteed prices, than under the British system of Price Reviews and deficiency payments which had operated since the war.

Farmers are aware that the CAP was not designed to ensure cheap food for the consumer, as was the British system, but to benefit the farmers of the Community, and to bring their standard of living up to that of industrial workers. They are also sure, and have often been told, that they are more efficient than farmers on the Continent and that, as their farms are larger, they will get an added advantage from the generally higher price levels in the Community.

### High food prices

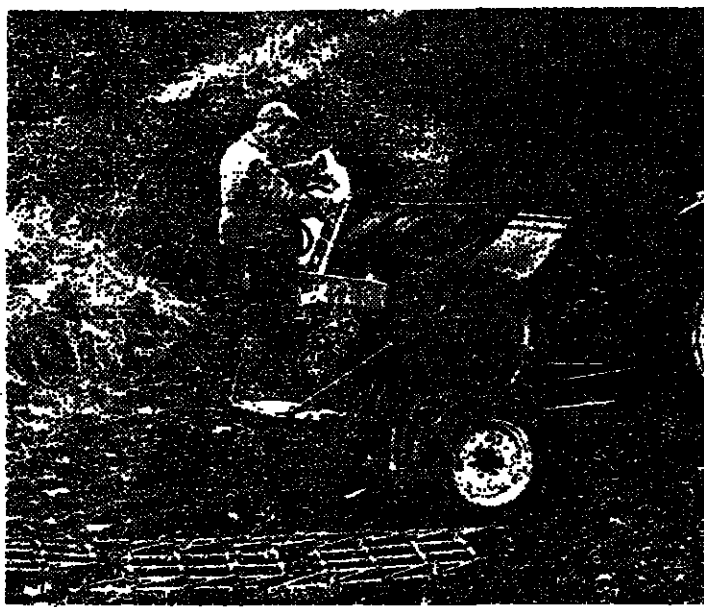
Faith in these advantages persists, even though the first two years of membership have disappointed them. To begin with, the Heath Government refused to adopt the Community price levels until 1978, instead of immediately after entry as happened in Denmark. The so-called Intervening Transitional Period laid down a scale of rising prices which would indeed have been satisfactory, if costs had not rocketed in the meantime. The rise in the price of feeding stuffs deriving from the huge Russian grain purchases of 1972/73 hit the livestock sector, which is responsible for 65 per cent. of output, with particular severity.

The position was helped by Government and EEC intervention in raising prices and special subsidies, but in many farmers' eyes the action taken was too little and too late. This was particularly so with beef where prices fell catastrophically during 1974. Farmers are increasingly suspicious that the Minister of Agriculture, Mr.

Fred Peart, is still thinking of a considerable number of other

the political implications of products as well. These export subsidies are high food prices. They point out that most of the measures due to be phased out by 1978, taken so far have been as much to the benefit of the consumer as of the farmer.

They are also incensed by the effect of what is called the "Green"—or to many farmers in speech: is that consumption Units of Account, and these are then converted into national currencies at pre-determined rates. They point out that the development of British farming "Green £" is still fixed at 1.95 under the CAP. Dairying is an units of account when its real important branch of the industry, because of the fall in the value of sterling, should be 1.75 of sales, and is a valuable units of account. This means, source of beef as well. Milk



according to the NFU, that prices for products fixed by the Community are 14 per cent. lower here than they would be if the true rate was used.

On the other hand, the Transitional Period has certainly sheltered the consumer. Although the net effect of EEC membership on food prices has been broadly neutral, given world market movements, according to a report by the Federal Trust, the operation of the Transitional Period saved the consumer some £800m. over the first two years. This resulted very largely from the subsidies, called Accession Compensatory Amounts, paid to enable food produced in the Community to be sold here at current prices.

### Sterling values

For instance, the butter intervention price in Europe is about £400 more than that here under the Transitional Period levels. This means that butter imported from Europe carries this as a subsidy, to which is added the Monetary Compensatory Amount due to the fall in sterling values. In 1974 Britain took more than 300,000 tons of Community butter and

of the peasants, they would realise this.

The only circumstance in which competition from Britain could push European farmers out of business, would be if there were price reductions. These would have to be substantial because experience in the past has shown that a reduction in milk prices tends to increase production. Any suggestion of this would make European farmers bring such pressure on their Governments that national quotas would be a more likely outcome.

Indeed, it is arguable that the whole idea that British farmers have a competitive edge over the Europeans is founded

on a misconception. They are efficient, but this efficiency

drive production beyond bounds of reason. He preferred to survive during the previous low-price era, also resulted from the cheapness of their inputs. Land, fertilisers, feeding stuffs and machinery used to be cheaper here, in general, than anywhere else in Europe. Now that this situation is changing, life could be very different.

Take, for instance, pigs and poultry, which together provide about 24 per cent. of total farm sales. Both have been efficient industries in Britain, highly specialised and dependent on cheap feeding stuffs. Only in Denmark, Holland and Belgium, countries which had access to cheap feeding stuffs at world prices before the EEC came into being, did production reach the British standard of efficiency.

Only British arable farming should gain materially by full membership. Community grain prices are guaranteed at well above the British and present world levels and are likely to remain so. Although the climate here is not as suitable for cereals as in much of France, 150 acres is a viable cereal farm in the U.K., at least double that acreage has in the past been necessary.

Because the Community, that this in its turn would leave including Britain, is still a net farmer, it should be politicians and the Treasury as some time before the problems they were for most of the 1960s, of over-production. But this they do not want to go back to, although a projection of that again.

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yield increases over the past 20 years indicates that future self-sufficiency in grain is a distinct possibility.

Where British farmers are at a distinct disadvantage compared to Continental farmers is in their tax burden, not only for income tax, which in France for instance is assessed on a much more generous basis to the farmer, but also in capital taxation. No other country imposes on farmers wealth, capital transfer and capital gains taxes to the extent that is done here. The effect of these taxes is going to be increasingly severe over the years. Farmers who wish to avoid them will have to make provision for this, which will reduce the amount available for investment in actual farming, and this must affect their competitive position.

### Monetary union

Some experts believe that a common price system can never work given the climatic, soil and social differences of the agriculture of the original six members, let alone the enlarged Community. In addition, the failure to achieve monetary union has led to a confusion of exchange rates which, on this view, will be almost impossible to cope with. The existing national aids, some of them without the consent of the rest of the Community, and the failure to harmonise fiscal policies make a really common farm policy an objective which gets steadily further from achievement. The argument goes on, so that eventually national policies will take over, inside a common tariff barrier.

Clearly British farmers as a whole do not accept all these lines of argument, despite their complaints on specific issues. The verdict of the NFU Council shows that. But many of the farmers in favour of EEC membership, and certainly some of their leaders, share at least part of this apprehension. In the Community, grain prices are guaranteed at well above the British and present world levels and are likely to remain so. Although the climate here is not as suitable for cereals as in much of France, 150 acres is a viable cereal farm in the U.K., at least double that acreage has in the past been necessary.

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## Letters to the Editor

### Speaking up

From the chairman, Dixon's Photographic.  
Sir—Not surprisingly, we are starting to get pre-referendum excuses as to why the anti-Common Market forces are going to lose. Naturally, it is because of unfair treatment.  
Excuses that employers are influencing their staff are quoted in this context. Presumably, we are meant to withhold our comments to our employees, to hide the facts, to pretend that the consequences of withdrawal will be other than that which we genuinely believe. Perhaps only journalists have the prerogative to present arguments.  
Well, I for one, completely reject a passive approach. It is my prime responsibility to be concerned about the future of my company and its employees, and I will shout from the rooftops and will not be stifled in warning them of the effects of withdrawal.  
Mr. C. Gordon Tether's arguments (May 19) are so tenuous as to be almost laughable, but as they take up space in your very responsible journal, they must be answered. And so the response will be that the business community will fight and fight with every weapon at its disposal to ensure that the exponents of withdrawal do not lead us into disaster. Yes, C. G. Tether, Stanley Kalms, Dixon's Photographic, Dixon House, 18-24, High Street, Edgware, Middlesex.

cause here are countries that have for export goods, sugar, fruit, cereals, metal ores, etc., whereas they are desperately in need of capital goods and every form of consumer manufactured article. In addition, they are being given monetary aid by the very country in the world particularly the oil-producing countries where the aid is definitely in the form of money as the oil producers rarely have capital goods or other manufactures to export.  
It seems that there is a heaven sent opportunity for Great Britain to use its entire resources to create, not an empire in the old sense where exploitation was the rule, but an economic empire which ultimately would not only feed us but would ensure our entire export trade. We should be investing in the creation of fertile land out of the world's deserts in exchange for the produce we need.  
Such an economic empire would not have the political strings attached to it that are so obvious in the future of Europe nor would it be considered to be a power bloc threatening the other major power blocs of the world. Furthermore, our efforts in this direction would be not only of benefit to us but of substantial benefit to the millions of deprived people in these underdeveloped nations.  
G. L. McNally, Exchange House, Parker Road, Hastings, East Sussex.

ings personally and, after hearing the views of the many shareholders to their proposals for British industry. But may I make clear in your columns, as I do in the book itself, that I dislike the idea of an industrial economy run by politicians, civil servants, trade union leaders and the heads of public corporations and national Boards almost as much as I dislike the idea of one that is run by big businessmen, bankers and financiers from the CBI and the City of London?

Issued share capital ..... £ 148,336  
Reserves ..... 111,877  
Revaluation of property (£212,000-£64,000) ..... 148,000 259,577  
Net worth of company = being 68p per share at September 30, 1974 ..... 408,213 at September 30, 1974  
Less: Losses to 21.3.75 ..... 43,000  
Losses to 31.7.75, say ..... 7,000  
Net worth of company = being 60p per share at July 31, 1975 ..... 358,213 at July 31, 1975

Bearing in mind the Ryder Report proposals, may I suggest a scrip issue of one-for-one before making the rights issue. This will then effectively allocate the reserves of the company to the shareholders to whom they belong.  
A comparison of the shareholding position before and after the scrip issue is:—  
Before scrip issue  
Other shareholders 148,000 43%  
Government ..... 300,000 57%  
348,000  
After scrip issue  
Other shareholders 298,000 60%  
Government ..... 200,000 40%  
498,000

The scrip issue procedure would then leave voting control in the hands of the individual shareholders and ensure that democracy has been achieved, while at the same time allow the Government to equitably buy its way into the company.  
E. W. Stanley, 71, Lower Icknield Way, Chinnor, Oxford.

Forward looking  
From Mr. J. Robertson.  
Sir—I have no objection to Gordon Tether (Lombard, May

15) quoting my recent book "On People" in his defence of Mr. Wedgwood Benn's proposals for British industry.

But may I make clear in your columns, as I do in the book itself, that I dislike the idea of an industrial economy run by politicians, civil servants, trade union leaders and the heads of public corporations and national Boards almost as much as I dislike the idea of one that is run by big businessmen, bankers and financiers from the CBI and the City of London?

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Sir—I have no objection to Gordon Tether (Lombard, May

institutions for balancing competing interests. Comparable challenges are to evolve a more sustainable balance between mankind and nature; and a saner balance in the minds and personal lives of individual men and women. When seen in that perspective, Mr. Benn's frenzied activities may seem a little more forward-looking than the complete inertia of Mr. Tether's City tycoons—but not very much.  
James Robertson, 21, Phillimore Place, W.8.

### Mortgages

From Mr. L. Gunn.  
Sir—All the trends indicate that the building societies are about to have too much money and at the same time do not want to lend it all out in a way that will encourage another price spiral.  
In early move they should take that will also help the economy must be to increase their mortgage ceiling beyond the current £13,000 to, say, £20,000 for the large and unpublicised number of people who need this money to extend or improve their houses (with no intention of selling) and to give valuable work to the currently hard pressed small-medium sized builder in the process.  
Such a move would not add to inflation, would reduce redundancies in the construction industry and as a by-product might add some life to the stagnant middle priced housing market.  
David Gunn, Oak Tree Farm, Necton, Farnham, Hampshire.

### Electoral reform

From The Director, Electoral Reform Society.  
Sir—Samuel Brittan says (May 15) that the parties are able to "impose partisan beliefs" because of "an electoral system heavily biased in favour of the two main parties." Yes, but that is not all. Not only does the system put obstacles in the way of choosing a third party, it also prevents any choice between different tendencies within the same party.  
Take, for instance, a strongly anti-Conservative voter who

wants Labour to continue in office but thinks its Left wing is getting too much influence. What can he do about it? By his vote, absolutely nothing. He can only vote for the one Labour candidate in the constituency where he happens to live—for, say, Mr. Wedgwood Benn if he is in Bristol South East. For a better candidate in some respects opposite opinions if he is just across the boundary in North East.

If Bristol were one constituency, electing its five MPs by the single transferable vote, a Labour voter anywhere in the city would have a free choice among candidates of different shades within his preferred party and, of course, so would voters of any other party. It would no longer matter if there were only two parties for the voters could, if they wished, keep the same party in power but produce a change in its policy by, for instance, electing fewer Left-wing MPs and more Right-wingers or the reverse.  
Enid Lakeman, Electoral Reform Society, 6, Chancery Street, Southwark, S.E.1.

### Union ballots

From Mr. A. Black.  
Sir—You report (May 21) that Mr. Wilson is prepared to consider using taxpayers' money to help the unions to meet the cost of postal ballots. Is this the way this Government is paying lip service to "efforts to combat inflation"?  
Instead of finding ways and means and excuses to give the unions more and more of the taxpayers' money, I suggest that a full investigation into the funds of the unions should be made forthwith. A full investigation is also required to ascertain to what use the immense income of the various unions is put; what salaries and perks are paid to officials and for what.  
Whereas the matter is, in my opinion, urgent, I presume there would be little hope of this Government taking any such steps!  
A. Black, Lloyd's Bank Chambers, 115, High Street, Weston-Super-Mare, Avon.

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## Bermuda.

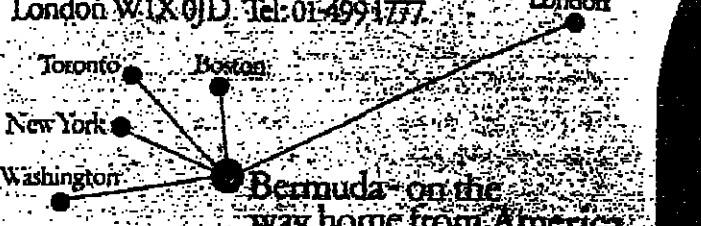


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Bermuda—on the way home from America

Handwritten note: "Handwritten note: ..."



Saturday, May 24th, 1975

السؤال الأول

# Building Societies

Building societies are celebrating their bi-centenary this year in grand style. They are attracting very large sums from the investing public and are very well placed to satisfy the home-owning aspirations of the British public.

THE EXTENT of the building societies' success, unparalleled anywhere else in the world, is inevitably overlooked during the detailed and continuing analysis of their policies and performances and while events have proved the movement as a whole to be innately conservative and, accordingly, slow to adapt in an ever-changing world, much of the criticism pales alongside the story of its expansion and growing influence.

It is a measure of their recent success that societies could write off 1974 as an extremely disappointing year when, in fact, they managed to take in over £6bn. from investors — a third more than just three years previously — and advance nearly £3bn. to 435,000 people wishing to buy their own homes.

Britain's largest building society alone lent over £620m. last year and by the end of 1974 had assets of £2.7bn.

But, if nothing else, 1974 made societies realise that the unprecedented growth rate experienced in the preceding few years could not continue as of right, although 1975 already looks certain to go down as another very successful period.

With less than five months behind it, the movement expects advances this year to top the £4bn. mark and hopes to help upwards of 1m. people purchase a home.

For the moment, societies are plainly astonished by their current progress. The figures released only a week ago showed that the movement had broken just about every record in the book during April, with

gross receipts in just one month climbing to nearly £1bn. and net receipts rising by 50 per cent. above the previous monthly peak. Mortgage advances crept close to £300m. and another £466m. was approved, the largest total ever achieved in one month.

But despite the success, societies have refused to allow their memories to become clouded by current events. They remember only too well that a little over a year ago, they were being forced to pay out more over the counter than they were managing to attract in. The problem arose as a result of a non-competitive interest rate structure which societies were not allowed to change because of the repercussions for the borrower.

## Paid off

The solution eventually came in the form of a repayable government grant which gambled on the fact that competitive interest rates would fall and societies would again prove attractive to investors, and although the gamble paid off there are few people in the building society movement who relish any repetition of similar events.

It is in fact the sheer size of the building society world today which in itself has complicated life and, to some extent, ensured that societies no longer remain in complete control of their own destinies.

The fortunes of the movement now have a direct and sometimes substantial effect on

millions of present and potential home owners, as well as on the house building industry itself, and the comparatively recent realisation of the extent of this influence has changed many of the old rules.

At this very moment, for example, when the tide is not only flowing their way but threatening to engulf them in waves of excess funds, the building societies are con-

determining future housing trends.

Given this increased level of responsibility, societies find themselves looking far more closely at their actions and attempting to influence future developments rather than tackle them as they arise.

With this objective in mind, the Building Societies Association and the Government have

been in a tricky position. Such has been the flood of funds made available for home loans that some wise management is now essential if further difficulties for the housing market are not to arise later this year.

Societies have to perform a particularly difficult balancing act at the present time, trying to feed the market with sufficient finance to encourage house builders out of the worst

expensive in relation to income, reduce the volume of incoming funds.

But in the belief that competitive interest rates could soon start to rise again, societies are loathe to take any action which may quickly leave them out of step and which would have—as at the beginning of 1974—a disastrous effect on the flow of funds. In any case, they have to see what effect the reduction in rates next month will have on their ability to attract money, although the announcement rather than the implementation of a slightly less attractive deal for the borrower has clearly had no effect.

to be directed in another direction altogether.

Societies could once again find themselves seriously out of time in the money market and another shortage of mortgage finance would arise, unless they were allowed to push up their own interest rates, so raising the cost of home loans. It is the suspicion that, once again, they would not be given complete freedom to do as they thought best, which now makes them wary of taking any decision that might later have to be altered.

Minimise

It is the potential problems which lie ahead, rather than the present position, which now governs the societies' attitudes and, consequently, every effort is being made to ensure that if circumstances take a turn for the worse then the movement will be able to minimise the impact on prices and on building activity with a steady release of accumulated funds. Clearly, any further let-down for an already extremely sensitive house building industry could have long-lasting repercussions on the future housing market.

Building societies are correct when they emphasise that the availability of mortgage finance does not by itself dictate the progress of the private housing sector and the rate of price increase, but recent events have forcefully reminded the movement of the magnitude of its financial and social responsibilities.

## Riding a crest

By MICHAEL CASSELL

cerned. For they know that the Government of the day now not only expects them to provide the essential finance for expanding home ownership but that the movement must accept far wider responsibilities in respect of the housing market's continuing development. It is widely believed that building societies were largely responsible for the last house price boom three years ago, as well as the resulting collapse in the building programme, and while the societies themselves will argue quite effectively that they were only partially responsible, they have nevertheless now accepted a greater role in

through the somewhat controversial joint advisory committee, been maintaining a regular dialogue to accumulate information about the flow of funds, house prices, mortgage demand and housing starts and completions. In this way it is hoped to achieve the sort of "orderly housing programme," to which the present Secretary for the Environment, Mr. Anthony Crosland, has so regularly referred but which has so far eluded everyone.

It is against this background that societies are now operating and why, despite their overwhelming successes at the present time, they find themselves

recession for over 20 years and yet knowing that if too much money is pushed into a restricted market, another round of substantial price increases—though not necessarily as alarming as in 1972—could quickly be triggered off.

For the moment, there is little immediate danger. The large stock of unsold homes which has accumulated over the past two years in the new and second hand housing markets is still a long way from being removed altogether and, despite the lengthy list of mortgage applications, demand is still slack in relation to supply. In addition house prices are still historically

cannot meet demand are largely the result of choice rather than necessity—but there is a growing conviction that circumstances might be considerably less buoyant later this year.

If the inflow of investors' cash does continue to reach such startling levels in the next few months, societies know that the use of liquidity as a handy store of funds to meet demand and maintain high liquidity levels and to wait and watch what happens elsewhere. If other interest rates do begin to rise, the embarrassment of too high an inflow will soon disappear and attention might then have

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# Builders in trouble

THE PRIVATE housing industry has spent the best part of two years in sharp decline or complete stagnation, but the enormity of the nation's general economic problems seems to have overwhelmed the sector's desperate plight.

There can be few times in the past when builders have made as many urgent cries for help and when assistance has been more genuinely needed. But the Government's actions have been governed by the country's mounting financial crisis and the most house builders have received for their efforts are sporadic attempts at limited, and usually indirect, help. There are those, in fact, who claim that many of the policies introduced or planned by the present administration have only compounded the problems and that the future looks bleak.

Following the unparalleled boom in house prices in 1972 and the high level of housing output which lasted for two years, the market went into sharp reverse in the following 12 months as prices shot ahead of incomes and house purchase appeared to lose its attraction almost overnight.

Last year, the house builders started work on only 251,000 homes against 327,000 in the previous 12 months, with starts in the private sector down from 225,000 to under 105,000—the lowest total since 1953. Total housing completions in 1974 fell back less dramatically from 264,000 to 269,000, with the private sector totally responsible. Fewer than 140,000 homes were finished compared with 186,000 in the preceding 12 months and the worst performance since 1958 would have been lower still but for an improvement in council housing.

In 1972, house builders had been fully stretched starting work on over 350,000 homes and completing 320,000, but by the end of last year the industry was barely ticking over.

There have, however, in the early part of this year been the first signs of a significant change in the situation and although many observers might be anxious to begin predicting another substantial upturn in

housing output and a sharp increase in prices, there is clearly still a long way to go before this happens.

The encouraging evidence has come from both the Department of the Environment and the National House-Building Council, and although the figures differ they both suggest that the industry has clearly bottomed out. The NHBC reported earlier this week that in the first four months of this year private housing starts increased by 28 per cent to 41,605 compared with the same period a year earlier. The Council expects that, on present trends, starts this year should exceed 100,000, with completions reaching around 150,000, so although an improvement seems likely it will apparently be of minor proportions, a view to which most companies and building trade bodies would now subscribe.

## Lending

There is no doubt that house sales have picked up substantially in the past few months as building societies continue to step up lending programmes and some degree of confidence, though still very definitely limited, is returning to the house builders. Other figures this week showed that new house prices in the first quarter of this year rose by a modest 3 per cent, though after a year when prices overall stood still, such a development might provide an added stimulus to start new schemes.

Just how the market does develop will depend to a great extent on what happens to the

building societies in the coming months and to their joint attempts with the government to stimulate but not overheat the housing sector.

For the time being, societies and Government are happy to see mortgage advances and commitments reaching record levels, for the supply of new and second hand homes is plentiful and they believe that this time they will be poised to act if it appears that the flow of finance begins to have a marked effect on prices. Both parties are extremely anxious to restore the builders' lost confidence, and it was with this particular point in mind that the Government, in January, gave a commitment to ensure that a stable flow of building finance could in future be expected. The plan, it said, would end the alternating periods of feast and famine through which societies have gone and builders could be sure that if they started work on homes, the necessary finance would be available on completion.

Since the proposal was announced, any further discussion about the detailed way in which it would operate has been unnecessary such as has been the inflow of funds, although the plan may adopt far greater significance later this year.

It would presumably be based on the Government's last major excursion into the building society world early in 1974 when it stepped in with a grant to prevent interest rate changes but help maintain lending levels. The societies' recent experiences have been such that they had little difficulty in repaying the loan in the

prescribed period, but there are fears that they might not be so fortunate if a similar arrangement again became necessary.

At the time of the Government's announcement, there was also reference to the fact that in search of the oft-sought-after but elusive stabilisation of housing finance, the Government might in addition expect to see a device for retaining a percentage of building society funds when these were plentiful, for use when the position was not so buoyant. That device, says the societies, has always existed, has always been used when circumstances permitted, and is known as liquidity.

Their liquid assets, they say, represent an effective ad hoc stabilisation mechanism and it is mounting concern about future economic developments which has led to liquidity levels being built up to near record levels in recent months. To criticism that societies have been holding back funds and disappointing many potential borrowers at a time when money is plentiful, the societies emphasise that they are simply doing what everyone, particularly the Government, is asking them, namely, to stabilise the release of housing finance. Disappointment for some now, the theory goes, could avoid disaster later.

The present government, however, has never really been convinced that the of liquid assets is the correct answer, although possibly because it wishes to see a system over which it has a greater degree of control, such as the well canvassed stabilisation

fund.

The irony of the present situation is that with funds still flooding in at extremely high levels, societies appreciate the cannot continue to build, liquidity levels too far and, in the near future, they head to meet effective demand, the surplus volume of funds may well have to be directed into just the type of stabilisation bank which the government has in the past been anxious to see.

## Mechanism

They certainly do not feel inclined to solve the problem by reducing interest rates, cut off the flow of funds, source, again because of the conviction that any money which they can manage to attract should be taken in and held, in some way, until it is required. The trouble with an formal stabilisation mechanism is that the decisions about using the timing and extent of it would prove difficult to make, and someone would have to accept the responsibility in taking them.

But despite the problem which undoubtedly lies ahead there seems a good chance that the one thing which everyone wants to avoid—anything that might lead to a repetition of the mad price spiral of 1972—will be averted. There is ever reason why, in the foreseeable future, such an explosion will not, in any case recur because incomes will not have risen sufficiently ahead of prevailing prices.

House prices do, however, look set to rise fairly substantially in the medium term. With incomes increasing substantially, there is certain to be an inflationary effect on prices and, indeed, significant rises seem necessary if builders' programmes are to expand.

For too long, the costs they have faced in erecting homes have run well ahead of the prices the market will stand, and as demand gathers pace, at least a proportion of these accumulated costs will be passed on. It should, nevertheless, be forgotten that when builders last enjoyed a healthy market they were able to sell their homes at prices well in excess of the actual costs of construction.

# Relations with Government

AT THE ANNUAL conference of the Building Societies Association a few days ago the association chairman, Mr. Leonard Boyle, indicated the tightrope which the movement has to walk if it is to avoid the Seylla of escalating house prices and the Charybdis of depressed private sector housebuilding. This in a nutshell is the underlying problem which societies face, and it has conditioned most of the recent discussions between the movement and the Government as to how best the housing situation should be managed.

Although the building societies have always been anxious to co-operate with government and have always laid heavy emphasis on the social aspect of their role, the relationship between the already noted and government has been an uneasy one. Goodwill can only go so far towards solving apparently insoluble problems, and the situation facing the present Government is a pretty thorny one in political terms.

A year ago the situation was quite different. Then the building societies—on the wrong end of a generally high level of interest rates—were strapped for cash. There was enormous political pressure against any further increase in the rates which societies were able to offer investors since this would have necessitated a further increase in the mortgage rate from the already record level of 11 per cent. On that occasion the emergency solution cobbled together was a £500m. loan from the Government to the building societies.

With the general reduction in interest rates the situation has now altered quite dramatically. Although the ordinary share rate of 7.5 per cent, tax paid (and coming down to 7 per cent from the beginning of June) can still be regarded as a negative interest rate in real terms the building society investment package is still proving to be one of the most effective in terms of pulling in money.

The result has been that the £500m. loan is all but repaid, and in the meantime net receipts of the movement have rocketed up to previously undreamt-of levels. In March net receipts hit a new monthly record of £274m.: in April they were nearly half as much again at £406m. Now the problem for the societies and the Government to sort out is how much of this cash should be deployed straight away in making new mortgage advances, how much should be retained as some sort of stabilisation fund, and just what form that stabilisation fund should take.

Both will be casting their minds back warily to the events at the beginning of this decade—the last time that the building society movement found itself really flush with cash following a period of mortgage famine.

The societies lent the money out almost as fast as they could get it in and the housing market experienced an unprecedented boom. The trouble from the Government's point of view was that this boom extended to house prices and in many areas got better as far as the builder these just about doubled in the space of two years.

The Government obviously wants to avoid any repeat of that situation. But at the same time both the Government and the building societies themselves want to see the proportion of home-owning families completed properties on his extended, and the only way that can be achieved is for the stock of private sector housing to increase. Put simply, the builders must be encouraged to build, and they will not be so encouraged when building costs are rising sharply and the price of second-hand houses remains stagnant.

Meanwhile, the rest of the net inflow is building up in the liquidity ratio of the movement—which traditionally has been its own form of stabilisation fund. In April the liquidity level was up to 18 per cent, well above what even the most conservative society regards as prudent.

Now the question which the Government and the societies must solve is what should happen to this surplus liquidity if they agree that it should not be immediately lent out. One idea mooted is that the Government should create a special fund into which the societies can channel excess liquidity at an interest rate equal to, or at least closely related to, the mortgage rate.

Some sort of scheme along these lines could ease the internal economic problems of the societies themselves which are currently working on very fine margins. But it does not take us far along the road towards resolving the problem of competing political aims of stable house prices and a healthy private building trade which currently appear to be tying both the Government and the societies into all kinds of knots.

Unfortunately, inflation rears its ugly head to make the balancing of this difficult equation virtually impossible. With the price of existing houses rising only marginally the average price of new houses rose only 6 per cent, between the first quarter of 1974 and the first quarter of this year. Building costs, however, rose by more than 20 per cent over the same period.

So long as that gap exists it would be unrealistic to expect any dramatic improvement in housing starts. Either the rate of inflation must be curbed or the price of existing houses allowed to rise in line with the cost of building new ones; the only alternative is for housing starts to remain at a depressed level.

There are, however, some recent signs of improvement. The latest statistics from the National House-Building Council indicate that housing starts

are up by 28 per cent for the first four months of 1975 compared with the same period a year ago. This is no doubt due in part to the fact that even if prices have not changed dramatically the situation has got better as far as the builder is concerned because the extra cash which the building societies have been channelling into the mortgage market have had the effect of stepping up time both the Government and the building societies themselves want to see the proportion of home-owning families completed properties on his extended, and the only way that can be achieved is for the stock of private sector housing to increase. Put simply, the builders must be encouraged to build, and they will not be so encouraged when building costs are rising sharply and the price of second-hand houses remains stagnant.

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## BUILDING SOCIETIES III

## Mortgage requirements

UPWARDS of 500,000 people can this year be expected to take out a mortgage on their home and while their major pre-occupation will be to find a source prepared to lend them the necessary money, the type of loan to be taken up also bears lengthy consideration.

For a mortgage is already an infinitely variable proposition which can be tailored to meet almost any individual house buyer's requirements and it seems likely that the choice rates to remain competitive in the available will be expanding in the future.

With around 80 per cent. of all home loans now calculated to come from the building societies, the majority of borrowers find themselves taking out a normal repayment mortgage, which in turn accounts for by far the largest proportion of their loans business. Under the repayment mortgage, the capital advanced and interest element is repaid on a monthly basis over a fixed period of time, ranging up to about 30 to 35 years. The actual life of an average mortgage is, however, almost a quarter of this time.

The interest paid on the loan is liable for tax relief, which can considerably ease the repayment burden, and for most people on

the two years, quite apart from the high initial price of an average home. Incomes now, however, are racing ahead for many people as inflation increases and the cost of house purchase represents a far less onerous burden for the buyer. The very high demand presently being experienced by societies is ample evidence that an 11 per cent. mortgage rate (in effect, less than 7.5 per cent. for the average borrower, after tax relief) is a perfectly feasible proposition for many more people.

## Tailored

But a growing number of loans are not based on the normal repayment system and are tailored to help people whose financial limitations might normally exclude them from home ownership or, alternatively, those with high earning abilities who want and can afford a more attractive financial proposition.

At the bottom end of the scale, the option mortgage scheme is available for house buyers who pay little or no income tax. Under this system, the benefits in tax relief which are offered to higher tax payers

are given to low wage earners in the form of a lower basic interest rate and this type of mortgage is now established as a sensible, though not universally suitable, method to help some people out.

Much public interest has recently been directed towards a scheme to help another "hard-pressed" sector of the house buying public. In January of this year, the Government announced outline details of a plan which would help first-time buyers clamber on to the private housing ladder, despite some muted mutterings from societies about how half of all their loans did, in any case, go to this category and so how much more were they supposed to do?

The scheme is nevertheless going ahead, despite some serious misgivings about the low-start concept. Under the plan, the borrower will have to be a first-time buyer and the price of the property must not be more than £14,000 in the south east. No one in the region earning more than £4,800 a year will qualify. Elsewhere, the price limit will be £11,000 and the income ceiling will be £3,800.

Building societies are not obliged to offer the scheme but it seems that most will keep it on hand while not forcefully promoting it. Quite apart from the fact that every low-start mortgage granted will mean an initially lower income for the society, they are genuinely concerned about the very basis on which such a plan operates.

Many society executives will argue that instead of assuming

that a young married couple can least afford the high cost of a mortgage at the start of their life together, experience actually shows the reverse to be usually true, with a joint income providing a higher financial status than might later be the case. How will the borrower fare, they ask, if incomes do not meet expectations in later years but the mortgage debt is nevertheless increasing?

## Councils

While on the subject of first-time buyers, potential mortgage applicants should not forget that in many cases they find their local council willing to help out, though the latter's ability to do so might now have been seriously undermined by the recent announcement of Government-imposed cuts in local authority home loan schemes. Last year, authorities almost doubled their share of the total mortgage market, to around 13 per cent.

An estimated 400 local councils now offer mortgages and in many cases they are prepared to deal with the type of proposition which building societies might consider to be of a higher-risk nature. For the present, funds from this source might be hard to get, but an inquiry might produce unexpected results.

Moving to the other end of the scale, an alternative to the repayment mortgage under which the debt is gradually reduced over a fixed period is a life policy which is used as a means of building up capital to clear the debt at the end of the day. Each method has advan-

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## Attractive to investors

THE TOTAL number of building society accounts has risen by more than five times since 1951, while the average size of the deposit has more than doubled—highlighting the movement's remarkable success since the war in attracting a rising share of a fast-growing personal savings market. However, the real return offered by the societies has been steadily eroded over the years as inflation has accelerated. Rising prices have, as with other savings media, tended to favour the borrower rather than the lender and building society depositors are now seeing the real value of their holdings decline rapidly as the return offered falls even further behind inflation.

This trend seems to be having little impact on savers' attitudes to judge by the very high levels of society net receipts over the past few months, though this also has a lot to do with the competitive situation and general desire for readily realisable assets. The strong hold of societies on British savers has been highlighted in a study *Personal Savings and Wealth in Britain* carried out by Professor E. Victor Morgan of the Economists Advisory Group, and published by the Financial Times Business Enterprise Division.

The study shows that building societies are by far the most popular form of saving other than life assurance, since 22.6 per cent. of the sample of the British population over 16 had deposits. This indicates an aggregate figure significantly lower than the total number of deposits reported by the Chief Registrar of Friendly Societies—so even allowing for multiple and joint holdings, and children under 16, the percentage share may be even higher.

Deposits are more likely to be held by men than by women, and there is a fairly predictable correlation with income, social class and education. Moreover, the average size of accounts is very much larger than for banks or National Savings, since about 24 per cent. of the sample disclosing the size of their accounts held more than £1,000.

## Broadening

The societies have, however, been broadening their appeal since the war according to the survey. Thus within the overall trend of rapid growth, the proportion of women members has increased and the societies have also succeeded in attracting many more depositors in the lower income and social class ranges.

There are still significant regional variations and the highest proportion of holders—59 per cent.—is in the south-east outside London and the lowest—9 per cent.—in Scotland. Apart from social class and income variations, this may be partly explained by differences in the proportion of owner-occupiers—strongest in the first area and weakest in the latter. The close connection between having a building society deposit and home ownership not only covers those who want to buy a home and save in order to improve their chance of getting a mortgage, but also includes those actually owning a house. And this in turn takes in not

## Underlined

The appeal of societies was further underlined in the replies to a question asking how share owners would use a windfall amount of £500 and £3,000. Of those who would invest part of the sum, the majority, building societies attracted 41 per cent. of those with £500 and 33 per cent. with £3,000.

The continuing appeal of societies is partly explained by the links with obtaining a mortgage, especially in view of the rapid growth of home ownership since the war. But there also appears to be another broader influence at work as well, given the general point that almost all non-contractual savings have been put into liquid assets of various kinds such as bank accounts and building societies.

This appears to reflect a desire for absolute security in money terms—though not, of course, in real terms—and for the effective availability of money on demand. This inherent caution and suspicion of risk investment has clearly worked in the societies' interests, and they offer the further advantage of simplicity of saving since, for example, interest is credited net of tax.

The societies have also frequently been able to offer a higher return than has been available on small sums—say, under £5,000—from other comparable bodies. The bigger gross returns available on gilt-edged and local authority stocks have posed less of a threat since higher minimum sums are required, and it is not so easy to withdraw money quickly.

The most common form of saving with a building society is via a share account, where from the beginning of June the rate of interest net of tax at the standard rate will be 7 per cent., reduced from 7.5 per cent., though some smaller societies will be offering higher returns. This grosses up to 10.77 per cent. at the new standard tax rate of 35 per cent., and is considerably higher than the return now available on a clearing bank deposit after the cuts in bank base rates this year. The cut in the investment rate is much smaller than the falls in other interest rates, this year, and so is unlikely of itself to make much difference to the level of net inflow.

The societies have also been

trying to attract longer-term resources of finance—and the most important feature is the spread of term shares where a higher interest rate is offered for money deposited for a certain minimum period. The spread of term shares was caused both by the sharp fluctuations in the net inflow in 1973 and 1974 and by the success of guaranteed income bonds before the March, 1974, budget, and local authority yearling bonds throughout last year. The societies' term shares have been a considerable success though some sceptics believe that societies are now merely paying a higher rate of interest for money they would have attracted anyway at the normal share rate.

There are now a wide range of term shares on offer. The Halifax Building Society offers a net return of 8 per cent., after the rate changes, for a minimum sum of £500 for a fixed term of two years. Similar rates are offered by many other societies, though in some cases the return is slightly higher. Regular savings schemes are also available—in some cases operated via SAYE and insurance-linked savings plans.

These interest rates vary in parallel with the shares account, as in the latest changes, though over the last couple of years building society investment rates have not moved as freely as in the past because the mortgage rate—to which they are broadly linked—has been held down in response to a variety of pressures, mainly political. The latest reduction in the investment rate is partly because of the greater fall in comparable rates and also as a result of the impact of tax changes over the last two years.

## Promise

Although the current return is way below the rate of inflation, the societies have been able not only to hold their own but to increase their net inflow because of this comparative factor. The situation could change later in the summer, however, since the Government is about to launch its own modest experiments in the area of indexed linked saving via SAYE and retirement bonds linked to the rate of increase of prices. While these bonds are limited in scope, have tough early surrender clauses, and do not offer any current income return, the promise that the real value of savings will be preserved could attract a surprisingly large slice of the savings market.

The success of this Government move—and the rate of inflation—will determine whether the societies respond with their own form of indexed linked savings, though many are extremely cautious at the moment—not least because a higher payment to the investor, whether through index linking or term shares, inevitably means that more has to be charged to the borrower. But if inflation continues at its current rate, the societies may not be able to count indefinitely on the traditional patience and long-suffering attitude of savers towards the erosion of the real value of their capital.

Peter Riddell

CONTINUED ON NEXT PAGE



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Anglia	6.75%	7.00%	8.25%	7.75%
Birmingham Incorporated	6.75%	7.00%	8.25%	—
Bradford and Bingley	6.75%	7.00%	8.25%	—
Bristol and West	6.75%	7.00%	8.00%	—
Chelsea	6.75%	7.00%	9.00%	17.25%
Cheltenham & Gloucester	6.75%	7.00%	—	—
Cheshire and Northwich	6.75%	7.00%	8.25%	—
Citizens Regency	7.25%	7.70%	8.75%	—
City of London	7.00%	8.00%	8.50%	—
City and Metropolitan	6.75%	7.25%	7.50%	18.00%
Coventry Economic	6.75%	7.00%	8.75%	88.75%
Gateway	6.75%	7.00%	8.25%	17.75%
Greenwich	—	7.60%	8.50%	—
Halifax	6.75%	7.00%	8.00%	18.00%
Hastings and Thanet	6.75%	7.00%	8.25%	—
Hearts of Oak and Enfield	6.75%	7.25%	8.50%	—
Hendon	7.35%	7.77%	—	8.05%
Huddersfield and Bradford	6.75%	7.00%	8.50%	7.75%
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Leeds and Holbeck	6.75%	7.00%	8.00%	—
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Leek Westbourne and ECBS	7.25%	7.50%	8.75%	118.50%
Leicester	6.75%	7.00%	8.25%	17.75%
Magnet	7.25%	7.50%	8.75%	8.75%
Mornington Permanent	7.15%	7.65%	—	—
National Counties	7.50%	7.75%	—	—
Nationwide	6.75%	7.00%	7.50%	48.25%
Newcastle Permanent	6.75%	7.00%	7.75%	8.00%
Northern Rock	6.75%	7.00%	8.00%	7.75%
North London	7.75%	8.25%	—	49.15%
Norwich	6.75%	7.00%	8.25%	—
Paisley	7.25%	7.00%	8.00%	118.50%
Portman	6.75%	7.00%	8.50%	48.25%
Property Owners	6.75%	7.00%	8.50%	17.85%
Provincial	6.75%	7.00%	8.25%	7.75%
Skipton	7.25%	7.50%	8.75%	—
Steyning and Sussex	7.25%	7.50%	9.00%	118.50%
Woolwich Equitable	6.75%	7.00%	8.25%	8.00%

■ Rates effective as from June 1, 1975.

\* Minimum £2,000 6 mths. notice. † 3 mths. ‡ 3 yrs. § 3 yrs. including bonus. ¶ Min. £500 2 yrs. fixed. 4th Issue 2 yrs. ● 2 yrs. over £5,250. \*\* 7.50% over £5,000. †† 2-3 yrs. ‡‡ 2 yrs. §§ 7.50% 3 mths. notice after 9 mths. ¶¶ 2 yrs. £1,000 min. ††† 2 yrs. £2,000 min. †††† 2 yrs. £3,000 min. ††††† Min. £100 2 yrs. fixed. ††††† Existing accounts. ††††† 3 yrs. over £5,000.

The table illustrated above appears on Page 25 in to-day's issue.

Entries in this table are by annual subscription

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# Mergers gather speed

THE PACE of building society mergers has been gathering speed in recent months. During 1974 there were more than 20 completed, while another 20 or so were under discussion. In some cases the "marriages" had something of the shotgun nature about them. Half a dozen of the smaller societies overextended themselves and as a result their reserves, which are required to be 2.5 per cent. of adjusted assets, fell below that level. The standard reaction of the Chief Registrar of Friendly Societies, who oversees the workings of the building society movement and the Building Societies Association to such a situation is to arrange that the offender is merged into a larger and stronger society.

The building society merger which probably produced more public reaction than any other in recent years—that between Portman Building Society and the Bournemouth and Christchurch—actually got under way at the insistence of the Registrar after Bournemouth's reserves fell below 2 per cent. of assets instead of the 2.5 per cent. required. This was because of a sharp fall in the value of its gilt-edged investments.

What made the Bournemouth affair so different was the intervention of Mr. James Rowland-Jones, well-known for his crusades on behalf of small shareholders, with a campaign to stop the merger with Portman.

### Locality

The essential parts of Mr. Rowland-Jones' arguments were that Bournemouth would lose its own local building society "which has served this locality well for over 100 years" if the merger went through. He also made the point that "if people had wanted to invest in the Portman they could have done so. But they have chosen not to."

He also disputed one of the claims put forward for the merger—that it would increase efficiency. This was not reflected in figures which showed that management costs of the Portman stood at the time at 77p per £100 of assets while those

of the Bournemouth were 55p per £100 of assets, said Mr. Rowland-Jones.

While he and his supporters appeared to be making considerable progress, the fact remained that the Registrar was still determined the merger should proceed. At one stage Bournemouth's trustee status was removed by the Registrar, a rare event and one which affects a society's pride more than inflicting any major restriction on its ability to take in money from private individuals. It did, however, provide a way for the Registrar to show his displeasure.

The Building Societies Association was not at all that pleased, either, and it was on the cards that Bournemouth would have been expelled from the association had the matter dragged on much longer.

As it turned out, it was the investors themselves who decided the issue and before any vote was taken, confidence in a building society's stock-in-trade, even more than a public company, a building society must keep the goodwill and confidence of its investors. The continued controversy surrounding Bournemouth led to a spate of withdrawals of shareholders' money. Mr. Rowland-Jones had rocked the boat and many of the 6,000 investors dived overboard. He bowed to the circumstances and ended up by recommending that the merger be allowed to go ahead.

All this seems to suggest that there is not much the shareholders in any building society can do to stop a merger that they feel is unnecessary and unwelcome. This is not the case. It so happens that the Bournemouth situation was inspired by the Registrar of Friendly Societies for the reasons already mentioned. That put it into a particular category among building society mergers.

But there is another recent case history which shows shareholders can put a stop to a merger—even at the last moment. The situation in question involved the Eastbourne Mutual Building Society, which had been approached by a number of larger societies with mergers in mind and had always previously turned them down. Then along came Northern Rock and the chance of a merger with a society firmly based in the North seemed to offer just the advantages Eastbourne Mutual was looking for.

A Southern Board would have been retained and so would a Southern Executive, based in Eastbourne. The local interest, understanding and support which the society had long enjoyed would have been maintained.

The courtship between Eastbourne Mutual and Northern Rock went on for six months and agreement was reached on all major matters and a preliminary public announcement of the proposals was made in the local Press. The problem was that the two societies still had to wade through the statutory procedural requirements which, according to the Registrar, have to be observed—including those important discussions with the Registrar. According to the Registrar, there would have been no point or justification in submitting proposals to members with the Board's recommendation and supporting information before that procedure was satisfactorily concluded.

As it happens the last hurdles actually had been cleared and the society was getting ready to send out the full information to members when a letter in a local Eastbourne newspaper upset the apocryphal. Signed by a former mayor of Eastbourne, together with the chairman and president of the local hotels association

and a director of a large Eastbourne company, the letter called for opposition to the merger. It urged that the interests of investors and borrowers should be protected "by a local society staff. But the Board's first (a similar argument to that later used by Mr. Rowland-Jones at Bournemouth.)

### Called off

The Eastbourne Mutual-Northern Rock merger was soon called off. The Eastbourne directors explained: "Clearly the objection to the merger which have been voiced, though no doubt conscientiously made, and, hopefully, improving the range and quality of service to the society in the long term. A situation has now been created in which it would be wrong for the Board to engage in public debate in a climate of opinion which has prejudged the issue and in a manner with assets of around £525m. The resulting Leek Westbourne and Eastern Counties Building

## First-time buyers

ONE ODDITY of the building society movement is the place accorded to the first-time buyer. It is not an oddity on the part of the societies themselves, but rather of the system; commentators on the housing scene are always parading the plight of the first-time buyer and proving apparently conclusively that the latest set of statistics makes it impossible for young couples to get on to the owner-occupied bandwagon. But just as regularly figures produced by the Building Societies Association prove quite conclusively that around half of all mortgages extended in any given period go to people buying a home of their own for the first time.

### Dramatically

Since then the proportion of first-time buyers has fallen again, partly, it is suspected, because inflation is having its effects on the ability of people to undertake home ownership. House prices themselves may have remained reasonably stable over the past year or so, but all the other costs implied by house purchase—for example, rates, electricity, gas, water and furnishings and fittings—have all been going up in price dramatically.

But there is another factor at work. With funds becoming much more plentiful the building societies have been able to make many more mortgage advances than they did a year ago, and there is therefore more money to spare for people wanting to change houses. The increased number of these mortgage advances is a contributory cause to the decline in the proportion of first-time buyers to 47.5 per cent. in the last quarter of 1974 and further still to 47.3 per cent. in the first quarter of 1975.

Because of the way building societies classify their mortgage advances it is relatively simple to build up a clear picture of the average first-time buyer, including his age, income bracket, cost of house and size of mortgage.

Even in the last quarter of 1974, these figures suggest that there might be wide regional variations in the ability of people to buy their own homes—depending to some extent on the level of property prices in different areas. In fact the figures do show differences in various parts of the country.

Society is shortly to change this cumbersome appendage to the "Britannia Building Society."

Also completed on May Day, 1974, was the merger of the Leicester Temperance with the Leicester Permanent to form the Leicester Building Society. These two have combined assets of around £580m. and claimed their link-up was the biggest movement had ever seen.

So in spite of all the problems involved, the mergers seem to roll remorselessly on. Since 1900 the number of societies has dropped from around 2,000 to 416 and, over the past ten years, as the branch system developed and speeded up the process, numbers have fallen by a third. The result is that the ten largest societies account for more than 65 per cent. of total assets in the movement and it is anybody's guess just how many of the small, and medium-sized societies will continue into the 1980s.

Kenneth Gooding

but not always quite in the way one might expect.

For example, in the South East, where property prices are high, new mortgages going to existing home-owners account for 56 per cent. of the total, leaving first-time buyers with just 44 per cent. But what might be rather less expected is the fact that in Greater London—defined as the GLC area—first-time buyers account for just short of 60 per cent. of all mortgages granted.

### Declining

All the evidence indicates therefore that first-time buyers are still managing to come forward, find houses within their means, and qualify for an adequate mortgage. It is true that their numbers are declining gradually: there were 394,000 in 1971, but by last year the number had dropped to 221,000. But 221,000 is still a sizeable number of new home owners, and if the figure does not continue to fall away dramatically then both the Government and the building societies can continue to feel that the first-time buyer is getting a fair crack of the whip.

The attempts by the Government and the societies to regulate the amount of building society lending in order to prevent a new upward spiral in house prices should help to ensure that prices do not again run away from the incomes of people who are saving to buy their first house. The only danger here is that new building may be inhibited and the total supply of dwellings may not increase quickly enough.

Sandy McLachlan

CONTINUED FROM PREVIOUS PAGE

## Mortgage

ages and disadvantages and the correct choice can only be reached with regard to individual circumstances. Tax is certainly one major factor to be taken into account, and if the borrower is in a higher income group then it could pay to choose a non-profit endowment policy initially, with a subsequent graduation to a with-profits policy on any further move.

With a non-profit endowment scheme, a life policy is taken out to produce sufficient capital to repay the loan at the end of the chosen term. Interest is paid on the whole of the loan for the entire period of the mortgage and life-cover is built in so the debt is cleared in full in the event of early death.

Two separate sets of payments have to be made, the interest on the loan to the lender and the endowment policy premiums to the insurance company. Interest payments can be set off against the top band of taxable income but tax relief on life policy payments is limited to half the prevailing basic rate. This type of mortgage is available from both the building societies and the insurance companies—which now hold about 7 to 8 per cent. of the total mortgage market. Insurance companies, however, are only generally direct lenders if large loans are involved, normally involving mortgages beyond the current £13,000 special advance limit.

Whether or not the non-profit endowment mortgage policy represents an attractive deal depends on the borrower's tax position and the size of the loan required, and higher rate taxpayers could find average net outgoings reduced by comparison with a repayment mortgage, even though the gross payments are larger.

As a further alternative, the borrower might consider a with-profits endowment, essentially the same as the previous type, except that it is arranged on a with-profits basis, sharing in the profits of the company involved by means of a regular bonus

and, frequently, through a terminal bonus as well. Premiums are naturally higher than in the case of non-profit endowments but the right to share in profits can produce a disproportionately high return on the additional cost. In a sense, the policy holder is "gearing up."

Such a choice does require very close examination and it should be recognised that not all such policies are equally acceptable for mortgage purposes, with unit-linked and equity-linked policies only welcomed by a limited number of building societies, most of which reckon that borrowers undertaking to repay a fixed debt at a stated date should take out a policy which is guaranteed to produce that sum on death or maturity. They also feel that surrender value should climb steadily throughout the life of a policy and that any profits earned should remain attached and not be removed by the next swing on the stock market.

### Expensive

There are further hybrid life policies designed to meet particular needs as well as additional alternative sources for mortgage finance. While the building societies, local authorities and insurance companies take the overwhelming proportion of all mortgage business, prospective borrowers can sometimes enlist the help of clearing banks, although loans usually have to be paid back relatively quickly and are more expensive. Finance companies also operate in the mortgage market, their speciality being second mortgages—loans additional to those provided by one of the main lenders and ranking second in security. Interest rates are high and most prospective borrowers only go to these lenders in an attempt to raise money for consumer expenditure rather than actual house purchase. This can sometimes be arranged.

Michael Cassell

# SAFETY IN NUMBERS

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We believe in safety in numbers. Here are some examples of what we mean. Over 150 branches and over 1,400 agents of The Leeds throughout Britain.

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# Summer clouds and silver linings

AND NOW for a Spring Holiday Weekend quiz.

Question: What do Lord Ran-

surry, Sir Bernard Delfont and

Mr. Peter Dimmock have in

common?

Answer: The chairman of

Madame Tussaud's (Lord Ran-

surry), the chief executive of

EMI's cinema activities (Sir

Bernard Delfont) and the man-

aging director of BBC Enter-

prises (Mr. Peter Dimmock)

would all be professionally

pleased if it rains this week-

end. Tussaud's is a money-spin-

ning retreat of the London tour-

ist in bad weather, holiday time

cinema takings boom when the

clouds gather, and the BBC has

a highly profitable extra staff

which has to recruit extra staff

at the first drop of rain.

The point is, of course, that

every cloud has a commercial

silver lining. What may be a

disaster for Whipsnade Zoo, the

Appleby regatta and the

Southdown Trinity Fair is good

news indeed for the owners and

operators of indoor attractions.

people go. But it is unlikely that the day trip market in Britain accounts for much less than 250m. holiday days and, excluding the petrol consumed, is probably therefore worth at least £300m. and perhaps more.

The commercial world in Britain has been relatively slow to notice the possibilities of the business, leaving it instead to those—such as the stately home owners—who have been forced into the market by other pressures, and to individual entrepreneurs. In the U.S., however, there has been massive investment in the day-trip business notably in the form of "theme parks."

"Theme parks" are leisure centres built around a central "theme," the most spectacular examples being, of course, the Disney projects in Florida and California. The U.S., however, is dotted with similar projects, and some of these have been successful. The most ambitious plans were produced by Mr. Eric Morley, chairman of Grand Metropolitan Hotels' Mecca subsidiary. Mr. Morley's idea was for a vast theme park in the Midlands. This might have cost £100m. eventually and would have had a castle, a London Bridge, a Regency mini-town, a recreated Brooklands and a monorail system among its attractions. When Mr. Morley was busily trying to drum up support from other investors he was giving

them a hard-backed feasibility report which said: "The consultants believe that Merrie England would attract 8.6m. visitors in its first full year of operation, of which total half a million would come from overseas. Attendances could rise to 10.2m. and 0.6m. respectively after five years, and to 11.7m. and 0.7m. in ten years."



## COMPANY NEWS + COMMENT

## Reed Intnl. final quarter downturn

FINAL QUARTER sales of Reed International expanded from £209.1m. to £238.4m., while pre-tax profit decreased from £20.6m. to £18.4m., giving increased totals of £208.6m. against £233.8m. and £85.5m. compared with £65.5m. respectively, for the year to March 31 1975.

Earnings per £1 share rose from 38.1p to 45.4p, and the net dividend is raised from 9.38p to a maximum permitted 10.23p with a final of 5.11p.

The year's profit is struck after substantially increased interest of £17.7m. (£18.1m.) and a 10 per cent. fall in the £19.8m. profit increase is derived from overseas operations.

The £18.4m. for the last quarter includes the lowest U.K. operating profit reported for two years and reflects the substantial trading downturn experienced in the U.K. together with some of the effects of industrial action in Mirror Group Newspapers.

Operating profit overseas for the fourth quarter exceeds that of the corresponding quarter of the previous year by £2.5m. This compares with an excess of more than £1m. for each of the preceding quarters.

Extraordinary debits of £3.4m. (£0.9m. credits) are mainly exceptional losses arising on plant closures of £1.9m. and net losses on disposals of fixed assets of £1.1m.

1974-75	1973-74
U.K. sales and exports	107.4
Overseas sales	131.0
U.K. operating profit	4.4
Overseas operating profit	36.7
Net interest payable	17.7
Profit before tax	85.5
U.K. tax	17.5
Overseas tax	4.4
Minority interests	4.1
Depreciation	0.2
Preference dividend	0.2
Ordinary dividend	5.1
Extraordinary dividend	0.2
Retained	28.2

Statement Page 23 See Lex

## London Trust outlook

The chairman of London Trust Company Mr. E. D. Davies, says that he believes the company will perform satisfactorily, both as to income and capital, during the current year.

He states that fortunately during the last quarter of the year to March 31, 1975 a sharp recovery took place in the capital markets of the world. This enabled the company to show a net asset value of 222p per 25p share at the end of the year compared with 224p at the previous year. At December 31, 1974 the net asset value was as low as 121p.

For the year to March 31 the gross income of the trust shows an 18.3 per cent. increase at £2,651,000. With overseas borrowings, though modest in extent but on which the company is obliged to pay very high rates of interest for much of last year, it must be said that the net income which is relevant in assessing this aspect of performance. Here net income increased by 10.9 per cent. to £1,144,500, or 8.11p per Deferred share.

As reported on May 8 the net dividend is lifted from 6.18p to 7.25p. There is a one-for-two scrip issue.

Chairman's statement Page 28

## T. Warrington down £77,000

Profits of general building and public works contractor Thomas Warrington and Sons contracted from £291,853 in 1974, after being £107,000 behind at half year.

The dividend is held at 2.8813p net, with a final of 1.7175p. After tax reduction in second half, the net profit came out at £106,327 (£121,853).

Meeting, July 18.

## Results due next week

Analysts will have to make the most of their long holiday weekend, for they are coming back to a fair number of companies reporting in the remaining four days. British Petroleum tops the list, followed by two textile giants, Courtaulds and Coats Patons. Bass Charrington will add some flavour to the week and Marley and House of Fraser also feature.

Shell's better-than-expected first quarter earnings owed a great deal to stability in North American markets and strength in gas operations. To this extent, BP can be expected to feel the brunt of weak oil demand, surplus capacity and cost inflation, particularly as it has a relatively high proportion of European business and sales of third party crude. However, price increases in U.K. and France should add some resistance to profits and BP's first quarter results on Thursday may not be far short of the final quarter of 1974 when net income was £34m., although this is well below the comparable quarter's net income of £295.5m.

Courtaulds' interim pre-tax profits to September nearly doubled to £79.3m., but the sub-

sequent deepening of the recession in world textiles points to a sharp reduction in second half profits. U.K. man-made fibre production fell by around 40 per cent. in the latter period, against a 10 per cent. rise in the first half, and textile prices have also suffered from a flood of imports. Overseas companies, with a calendar year end, must have had a very poor first quarter and 1974's performance of the U.K. cannot be expected to provide much support. Most estimates are for pre-tax profits in the region of £90-110m. on Thursday (15.16m.).

While announcing a marginal increase in interim pre-tax profits to £24.9m., Coats Patons also forecast a "marked drop" in profits for 1974. The problem in the U.K., less than a quarter of trading profits in 1973, is the downturn in export volume and results on Thursday may not be far short of the final quarter of 1974 when net income was £34m., although this is well below the comparable quarter's net income of £295.5m.

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## HIGHLIGHTS

Fourth-quarter profits at Reed International were held back by the trading downturn in the U.K. but the outcome for the full year is much in line with market expectations and the shares closed 6p better on the day. The figures are analysed in the Lex column where there is also comment on the first-quarter statement from Ultramar which shows pre-tax profits little changed after heavier charges. Elsewhere Stadlex turns in profits usefully higher and S. Leboff with 1974 profits up by a fifth is confident of record earnings in 1975. On the bids scene brewers J. W. Cameron is having talks with Ellerman Lines while Dawson and Barfos reports an approach.

## Sales slip at Spooner Industries

MANUFACTURERS of machinery for plastics, textile, paper, bakery, and other industries, Spooner Industries reports taxable profits down from £240,100 to £209,900 for the six months to March 31, 1975. Turnover fell from £344m. to £289m. and is expected to be about the same in the second half.

The interim dividend is 0.52p (0.53p) net. Last year's total was £219p paid from profits of £855,928 before tax.

First half profits were struck after interest of £35,600 (£22,400) and depreciation of £58,300 (£59,300). Tax takes £109,000 compared with £124,500, leaving £100,900 against £115,500. Minorities add £2,400 (£2,500).

After two years of reasonable progress, demand for Spooner's ovens and dryers—mainly supplied to the textile and paper, plastics and plastics industries—has turned down in the U.K. and this trend, which has taken interim pre-tax profits 13 per cent. lower on a per cent. basis, is likely to worsen in the second half of the year. Exports, about 30 per cent. of sales last year, are holding up and, with trading losses in Southern Europe, the company's finances were strong enough at the beginning of the year, with net bookings of £1.2m. less than £10m. of shareholders' funds, and even a doubling of first-half profits leaves a yield of 121 per cent. at 28p more than twice covered.

Chairman's statement Page 19

## Trust Union position

The revenue account of Trust Union for 1974-75 reflects a full year's exposure to the £3m. loan raised in March 1974. The income on this new money was unsustainably high because half the loan was re-deposited at rates sometimes in excess of the loan coupon, since then the rate has fallen and the revenue has been reduced. Interest from short term deposits has shown a sharp increase partly on the unwelcome high level of liquidity throughout the year. While gross receipts from the loan have been reduced, interest has been reduced, says chairman Mr. A. G. Touche.

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the back of a poor trading climate in the U.K. But the strong geographical spread—more than 90 per cent. of interlinings sales are overseas—must be a help, while the impact of interest charges should be less on the bank borrowing rose about £1m. to £2.1m. while stocks increased from £2m. to £12.7m. but have since fallen to about £11m. along with a noticeable drop in debtors. This is why hope of some late improvement is giving support to the shares at 46p, where the yield is 7 1/2 per cent.

## Improved margins for Ultramar

FROM SHARPLY decreased sales of £30.2m. to £17.97m. group pre-tax profit of Ultramar was marginally higher at £15.1m., compared with £15.1m. for the first quarter of 1974. For the year 1974 was £15.74m.

Earnings per 25p unit increased from 9.8p to 10.9p for the three months.

The directors point out that in the first quarter of 1974, under oil crisis conditions, the group traded in a substantial volume of crude oil which did not recur in first quarter of 1975. This is the explanation for the reduction in sales.

Refinery products sold in the first quarter of 1975 show an improvement of 6,088 barrels per day over first quarter, 1974.

First quarter Year

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## DIVIDENDS ANNOUNCED

Company	Current payment	Date of payment	Corr. of payment	Total for year	Total last year
Archimedes Trust	1.82	Aug 15	1.48	(0)	3.89
A. R. Dyson	1.87	Aug 15	1.66	2.37	2.19
W. G. Frith	1.87	Aug 15	1.66	2.37	2.19
Fitzroy Investment	1.87	Aug 15	1.66	2.37	2.19
Highgate Optical	1.87	Aug 15	1.66	2.37	2.19
S. Leboff (Fobel)	0.45	Aug 15	0.43	1.08	0.77
Lyndale Eng.	0.65(4)	June 27	0.54	—	1.24
Palmerston Inv.	0.53	June 30	0.57	—	1.65
Reed International	0.51	Aug 11	0.54	10.28	9.4
Reliance Properties	0.51	Aug 11	0.54	10.28	9.4
Spooner Industries	0.52	July 18	0.54	—	2.32
Stadlex	1.1	Aug 8	1.05	2.22	2.0
Tanganyika Concessions	7.3(a)	July 18	18	5.5(c)	—
Thos. Warrington	1.72	July 17	1.72	2.88	2.88

Dividends shown pence per share net except where otherwise stated. (a) Equivalent after allowing for scrip issue. (b) On capital increased by rights and/or acquisition issues. (c) Gross throughout. (d) Minimum 4p is forecast. (e) For five months. (f) Amended.

## S. Leboff up £0.21m. and confident

GROUP PROFIT, before tax, of S. Leboff (Fobel) increased from £1,012,148 to £1,223,442 in 1974, after £538,233 (£430,599) for the first half.

And the directors confidently expect record profits for the current year.

A final dividend of 0.44p effectively raises the total from £798.75p to £1,025.22p net per 10p share.

Tax absorbs £534,138 (£406,326) and minority interests take £21,925 (nil).

The company benefited from stock appreciation relief considerably in respect of 1973 and will benefit very substantially further in respect of 1974, the directors state.

They consider the results are very satisfactory particularly as 1974 was a year of general uncertainty and cost-inflation.

The company's financial position continued steady growth, the radio and appliance subsidiary suffered from the flooding of its market with forced sales of stock.

Reduced demand at a time of high interest rates and cash problems. This also caused many business failures in this field which has strengthened its position in the trade and improved results are expected for 1975.

The companies acquired during the latter part of 1974 are integrating well and some contribution has been included in the 1974 figures which helped to offset the fall in the electrical operation subsidiary. Their full profit contribution will be felt in the current year.

Since the beginning of 1973 the company has recorded "unprecedented growth" in the level of turnover throughout the DIV division, including all the DIV companies acquired during 1974.

The maiden contribution to Leboff from Freedman and Matz, plus a couple of smaller amounts from acquisitions later in the year, made good the drastic fall in profits from the electrical subsidiary. The improvement of a fifth all stems from DIV equipment sales.

In the electrical market, fewer competitors and bankrupt stock of the system point to a recovery of the current year. The company's higher rate of VAT does not worry the group, as it sells low-priced goods and generally benefits when the public trades down. Meanwhile, the DIV business is shooting ahead, as people improve homes rather than move and the cost of professional work advances. Leboff exudes confidence for 1975, so even at the end of the year, the company is confident that the DIV division, including all the DIV companies acquired during 1974.

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## UNIT TRUSTS

## Gartmore high income

The Gart



## SUMMARY OF THE WEEK'S COMPANY NEWS

## Take-over bids and mergers

Main event on the bids and mergers front last week was the emergence of two rival suitors for Sealed Motor Construction, manufacturers of circulating pumps for domestic and industrial heating systems. Myson Group, a major producer of central heating systems, which already holds about 15 per cent of the SMC equity, was the first bidder to appear with share-exchange terms currently valuing each SMC share at 45p and the whole equity at £2.5m. However, this was quickly followed by news from engineering concern Advest Group and SMC that the two Boards had reached agreement on an offer of 50p nominal of a new 100 per cent convertible loan stock of Advest for each SMC, capitalising the letter at £2.5m. The SMC directors are recommending the Advest offer, and have irrevocably undertaken to accept in respect of their 9.9 per cent shareholding. Despite this setback, Myson intends to pursue its offer. Stock market speculation in SMC shares on hopes of improved terms from either of the two contenders has left SMC closing the week at 45p, up 7p since the first bid was announced.

Paterson, Zoehms, West African manufacturers of soaps, detergents and pharmaceutical products, has succeeded in its endeavours to win control of Cussons Group, the Imperial Leather soap concern. The latter's Board which, with Cussons' family interests, have over 50 per cent of the company's voting shares, has decided to recommend shareholders to join them in accepting PZ's recently increased offer (presently worth around £8.5m.). A full cash alternative has also now been provided by PZ.

News arrived yesterday that approaches have been made to Dawson and Barlow which may lead to an offer for the company. D and B shares responded to the announcement with a rise of 10p to 32p, capitalising the whole equity at £2.2m.

Stock Exchange dealings in Court Hotels (London), which is controlled by the South African Tollman Hotels and Tourist Industries, have been temporarily suspended at the company's request pending clarification regarding a possible offer for the company. At the suspension price of 32p, Court Hotels is valued at £9.8m.

James Warren and Warren Tea have failed to reach full agreement on terms for a merger and the talks have now been terminated.

Company	Value of bid per share	Market price	Price of bid before	Value of bid (£m)	Bidder	Final Acct'g date
Prices in pence unless otherwise indicated						
Bryanston Finance	7 1/2	7	9	0.5*	A.T. Smith Organisation	—
Chilton Invs.	4 1/2	3 1/2	4	0.15*	Actis Wdgs.	—
Cons. Commercial	31	30	34	1.5	Rubislaw Invest. Tst.	—
Consolidated Tin Smelters	195	181	176	7.7	Amal Metal	—
Curson Indl. Turner (Ben)	—	7 1/2	4 1/2	2.7*	Agreed merger	—
Cussons Grd.	79	76	62	4.5	Ptson. Zoehms	6.6
Cussons 'A'	70	67	30	4.0	Ptson. Zoehms	6.6
Dowling & Mills	37 1/2	38	22	5.1*	General Electric U.S. 30.3	—
Francis Inds. Greveland (N.)	22	26	25	1.8	Eva Inds.	—
Halcyon Inds.	18 1/2	16	20	1.05	Richardson Smith	6.6
Reliance & General Truss Leadenhall-Strling	48*	47	36	7.2*	Hambros Brit. & Crumwilt.	—
Midland-Yorkshire Insurances	240*	225	210	3.9*	Coada Indl. Nationale	30.3
Rowan & Boden Scotia Invs.	117 1/2	112	184	0.1*	Alco Metrop. Properties	—
Sealed Motor Construction	40	43 1/2	43	2.2	Advest Group	—
Sealed Motor Construction	48*	45 1/2	38	2.5*	Myson Group	—
Sheffield Tourist Viator (N.)	77 1/2	70	49	10.5*	S.K.F.	12.6
Wright Bindley	60 1/2	64	45	0.8*	Mr. E. Nassar	—

\* All cash offer. \* Combined alternative. \* Partial bid. \* For capital not already held. \* Combined market capitalisation. \* Date on which scheme is expected to become operative. \* Based on 23.5 75. \* Based on 22.5 75. \* Notional value. \* At suspension. \* Bid.

## Scrip Issues

H. Samuel: One "A" for two Ordinary or "A" shares.

Secombe Marshall and Campion: One-for-ten.

Francis Sumner (Holdings): One-for-ten.

Tricentrol: One-for-two.

## PRELIMINARY RESULTS

Company	Year to	Pre-tax profit (£000)	Earnings per share (p)	Dividends per share (p)
Barr & Wilce. Arn.	Dec. 31	302 (711)	3.6 (8.0)	2.75 (2.807)
Beecham Group	Dec. 31	61,900 (44,900)	22.6 (20.6)	5.11 (4.714)
Berry Wiggins	Dec. 31	1,260 (1,022)	3.5 (3.8)	1.322 (1.322)
Booth (Int. Hldgs.)	Dec. 31	250 (476)	3.4 (8.7)	2.86 (3.41)
Bramming Group	Dec. 31	196 (885)	2.4 (10.5)	1.96 (2.586)
Bund Paip	Dec. 31	14,687 (8,578)	2.6 (1.7)	2.62 (2.591)
Chamberlain & Hill	Dec. 31	227 (151)	10.2 (5.1)	2.062 (1.875)
Clark & Fenn	Dec. 31	977 (131)	8.5 (8.6)	2.039 (1.572)
Carling	Dec. 31	425 (304)	4.0 (3.0)	1.881 (1.881)
Castle & Chemical	Mar. 31	9,032 (2,844)	4.0 (1.2)	0.612 (0.584)
John Crowther	Dec. 31	243 (525)	4.1 (8.7)	0.488 (0.45)
Debenhams	Feb. 1	5,807 (10,811)	3.3 (6.7)	4.049 (4.113)
Ever Ready	Mar. 1	12,353 (12,341)	10.2 (10.2)	3.14 (2.84)
F. C. Finance	Dec. 31	127.1 (146)	—	11.11 (1.573)
Frank G. Gates	Dec. 31	488 (514)	15.1 (15.0)	2.859 (2.859)
Gerald Group	Dec. 31	1,136 (1,136)	7.0 (7.0)	2.0 (2.18)
Hardy (Furnish.)	Jan. 25	2,369 (2,729)	3.1 (5.7)	2.810 (2.919)
Harland & Wolff	Dec. 31	16,711 (33,012)	—	— (1.0)
Harwell Group	Dec. 31	719 (1,191)	7.3 (9.3)	3.28 (2.369)
Int'l Combustion	Dec. 31	1,437 (1,437)	0.65 (0.65)	0.32 (0.32)
Marley James	Dec. 31	345 (223)	3.2 (2.5)	2.12 (2.174)
Alma Kennedy	Mar. 31	109 (40)	6.3 (2.6)	2.45 (2.0)
Leisure Caravan	Dec. 31	253 (78)	1.3 (0.4)	0.83 (0.83)
L. Upton	Dec. 31	401 (238)	6.8 (6.1)	2.4 (2.215)
Lovell's Shipping	Dec. 31	339 (105)	33.0 (7.1)	6.97 (6.59)
Odex Haccan	Mar. 31	720 (593)	11.0 (9.0)	3.578 (3.288)
Orbit Group	Dec. 31	8,942 (7,249)	22.9 (20.2)	5.23 (4.84)
Pearce & Senz	Sept. 30	103 (48)	2.0 (1.0)	0.3 (0.7)
Peatridge & Bham	Dec. 31	203 (281)	4.9 (3.9)	1.224 (1.125)
Plantation Hldgs.	Mar. 31	3,773 (2,085)	19.3 (15.9)	1.532 (1.507)
Park Farm	Dec. 31	1,344 (1,053)	19.3 (15.9)	3.729 (3.417)
Pritchard Services	Dec. 31	1,272 (1,212)	2.7 (2.3)	1.122 (1.024)
Regal Prop.	Dec. 31	2,241 (2,325)	—	— (9.2)
Walker Haccan	Dec. 31	2,411 (1,952)	29.0 (20.6)	5.64 (5.17)
H. Samuel	Jan. 31	7,356 (6,022)	25.1 (24.2)	7.51 (5.81)
Secombe Marshall	Apr. 30	433 (1,16)	43.5 (15.6)	19.71 (12.865)
Selincourt	Jan. 31	1,718 (1,718)	1.7 (2.0)	0.73 (0.68)
St. C. Silsby	Dec. 31	1,154 (1,154)	9.1 (7.4)	3.35 (2.212)
Standard Fireworks	Mar. 31	101 (524)	0.0	0.0
Francis Sumner	Dec. 31	907 (833)	2.2 (2.2)	0.722 (0.650)
Sumner Clothiers	Mar. 29	273 (313)	3.0 (6.0)	3.0 (3.078)
O. C. Summers	Dec. 31	161 (35)	2.7 (1.1)	2.5 (3.4)
Tenn-Consulte	Dec. 31	351 (711)	—	— (NII)
Time Products	Jun. 31	2,086 (1,887)	15.9 (15.4)	1.25 (1.146)
Tollman & Gryd	Dec. 31	291 (286)	1.6 (1.6)	0.335 (0.492)
Tripartite	Dec. 31	1,443 (1,443)	3.1 (3.1)	1.072 (1.19)
Turnbull Scott	Jan. 31	3,331 (3,331)	94.3 (94.3)	3.14 (3.44)
Wardwood	Mar. 29	4,330 (4,243)	20.8 (18.6)	3.1 (2.54)
Whitbread Ind.	Mar. 31	1,812 (1,812)	3.7 (3.6)	3.591 (3.386)
Woodward	Dec. 31	1,203 (1,203)	—	— (1.9)
Wormsley Walk	Feb. 28	216 (216)	1.7 (1.7)	1.0 (0.861)
Young & Co's Brw.	Mar. 31	738 (744)	5.1 (5.8)	2.381 (2.187)

## INTERIM STATEMENTS

Company	Half-year to	Pre-tax profit (£000)	Interim dividends per share (p)
Assoc. Fisheries	Mar. 31	1,817 (4,573)	— (—)
J. Brockhouse	Mar. 31	1,302 (1,007)	5.0 (4.41)
Burco Dean	Mar. 31	761 (408)	1.209 (1.108)
John Carr	Mar. 31	637 (754)	0.5 (0.5)
Consol. Plantains	Mar. 31	11,309 (7,278)	— (—)
R. & G. Cuthbert	Dec. 31	346 (308)	0.55 (0.53)
J. A. Devenish	Mar. 14	158 (157)	1.5 (1.373)
Fluidrive Engrg.	Mar. 31	233 (119)	0.716 (0.738)
Fitzwilliam	Dec. 31	1,449 (1,403)	2.0 (2.0)
M. J. Gleeson	Dec. 31	412 (350)	0.364 (0.517)
James Halstead	Dec. 31	157 (143)	NII (0.224)
Hawkins & Tison	Feb. 28	549 (509)	0.7 (0.7)
ICI	Jan. 31	849 (1,02)	0.23 (0.23)
ICI Inds.	Mar. 31	80,000 (122,000)	1.0 (1.0)
Liaer Concrete	Feb. 28	157 (191)	0.24 (0.22)
Lyndale Engrg.	Dec. 31	204 (105)	0.81 (0.353)
Medminster	Dec. 31	417 (15)	0.812 (0.328)
Nidland Inds.	Mar. 31	410 (265)	0.406 (0.355)
Mulheir	Mar. 31	431 (310)	0.55 (0.53)
Northern Foods	Mar. 31	2,954 (1,354)	1.0 (0.84)
Pondal	Oct. 31	4,827 (4,732)	1.406 (1.25)
Prop. Hay's Wharf	Mar. 31	1,743 (1,730)	1.293 (1.288)
Ransome Hoffman	Mar. 28	3,126 (1,057)	1.19 (1.089)
Redfern Glass	Mar. 30	383 (383)	0.575 (0.575)
Redman Heenan	Mar. 31	231 (175)	— (—)
Stenhouse Hldgs.	Mar. 31	2,026 (2,259)	— (—)
Trifalgar House	Mar. 31	8,908 (9,020)	1.363 (1.178)
Whitburn & Daily	Mar. 31	1,558 (1,732)	1.3 (1.3)
F. W. Woodworth	Apr. 30	1,866 (4,673)	— (—)

(Figures in parentheses are for corresponding period.)

Dividends shown net except where otherwise stated.

\* Adjusted for any intervening scrip issue. \* For seven months.

† Net for three months. † Not relevant for 24 weeks. † For 28 weeks.

‡ For nine months. ‡ Gross. ‡ For 53 weeks. ‡ Loss.

## Rights Issues

Elliott Group of Peterborough: One-for-two at 25p each.

Ever Ready Company (Holdings): One-for-four at 65p each.

Gordon Johnson-Stephens: One-for-two credited 10p paid, call payable not less than 15p each.

Hawkins and Tison: Three-for-eight at 52p each.

## BIDS AND DEALS

## Ellerman Lines in talks with J. W. Cameron

BY DAVID BELL

Shares in J. W. Cameron, the Yorkshire brewing group, rose 10p yesterday to close at 110p following news that it is having talks with Ellerman Lines which may lead to a bid from Ellerman.

Cameron shares rose 14p on Thursday and have put on 30p in the last week.

Ellerman Lines, which apart from its shipping interests has investments in travel and leisure, at the end of 1974 had a combined asset value of £45.10m. A further 10 per cent of the company is owned by Bass-Charrington. If Ellerman decides to make a bid it would be the first time since 1964 that the whole of the 88.3 per cent of the Ordinary shares of Cameron it does not now own. At yesterday's share price this would value the company at £45.10m.

It is understood that the talks between the two companies are preliminary and that Ellerman considers that Cameron's 700 outlets and its hotel interests would fit very well with its own investments in the leisure industry.

Ellerman acquired almost all its present shareholding in Cameron last year when it bought 70.2 per cent of the brewing group from the Ellerman Trust, which was set up many years ago by the late Sir John Ellerman. The price at that time was also 110p.

## BASE LENDING RATES

RATES	
AFT International	9 1/2%
Allied Irish Banks Ltd.	9 1/2%
Anglo-Portuguese Bank	10 1/2%
Bank of America	10 1/2%
Bank of Brazil	10 1/2%
Bank of Cyprus	10 1/2%
Bank of India	10 1/2%
Bank of London	10 1/2%
Bank of Mexico S.A.	10 1/2%
Bank of Paris	10 1/2%
Bank of Rome	10 1/2%
Bank of Spain	10 1/2%
Bank of South Africa	10 1/2%
Bank of Sweden	10 1/2%
Bank of Switzerland	10 1/2%
Bank of the Middle East	10 1/2%
Bank of the Orient	10 1/2%
Bank of the Pacific	10 1/2%
Bank of the South Sea	10 1/2%
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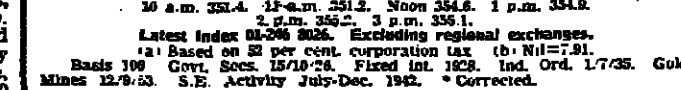




مكتبة الإمامين

**FINANCIAL TIMES STOCK INDICES**

Orla, Inc. 100%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Marriages 514, 514(14)	17.71	17.86	17.86	17.19	17.21	17.79
PrE Mario (net) 14 1/2	7.98	7.94	7.88	8.20	8.18	7.91
Dealings marked	6.849	7.561	9.034	8.818	9.681	6.652
Equity turnover sum	—	69.88	98.80	139.23	85.46	95.63
Equity margins total	—	18.559	32.436	26.846	21.638	20.632



HIGHS AND LOWS				S.E. ACTIVITY		
1975		Since Compilation				
High	Low	High	Low		May 23	May 25
—				—		

Govt. Secs...	52.34 (20.3)	49.18 (31)	127.4 (9,136)	49.18 (3,175)	Daily- Gilt-Edged...	115.6	112
					Industrial...	236.5	282
Fixed Int...	52.31 (21.3)	50.65 (31)	150.4 (23,114)	50.53 (3,175)	Speculative...	87.8	100
					Total...	155.9	172

Ind. Ord.....	355.9	148.0	543.6	49.4	Day-Arge		
(20/5)	(6/1)	(19/5/72)	(25/40)	Grill-Edged	117.9	118.	
Gold Mines.....	442.3	280.2	442.5	45.5	Industrials..	293.8	295.
(25/5)	(20/1)	(22/5/76)	(26/10/71)	Speculative..	86.4	84.	
				Totals.....	178.6	177.	

FT—ACTUARIES INDICES							
	May 25	May 23	Mar 21	Mar 20	May 19	May 16	A year ago

Industrial Group.....	139.76	158.79	139.33	141.24	157.18	152.52	116.3
300 shares.....	151.69	150.27	150.85	152.81	148.74	145.87	125.4
Div. Yield pe.....	5.80	6.85	5.83	5.75	5.92	6.12	6.4
P/E Ratio (net).....	7.36	7.29	7.31	7.47	7.29	7.05	7.5

ANShare.....	148.95	148.87	149.91	152.07	148.02	143.45	122.5
Consols yield pe.....	15.11	15.10	15.53	15.09	15.20	15.18	13.9

more at 25 1/2p, still on its shareholding in Siebens. Other North Sea issues to improve further included Premier, 1 1/2 up at 21 1/2p, and GCM, rising higher at 22 1/2p, an all-time high of 42.3 by Thursday, the market turned easy yesterday, lowering the index to 43.3. The reaction mirrored the move in the bullion

Shippings managed to harden in places, although the volume of business was extremely small. P. & O. Deferred edged forward the trend in the bullion price which came back \$1.50 to \$1.75 ounce but was still \$7 up on week.

14. Else-360p. Patino, however, lost 30 more  
um Textiles, to 970p. Diamonds and Platinums

hardened  
kinsons to  
ent demand  
nt Tobacco  
k on a firm  
1 to 61p  
to 325p.  
re featured  
"A" which  
while gains

showing good gains on the week. Palabara moved up 15 to 938p to show a rise of 70 on the week while Messina retained a week's gain of 30 being unaltered yesterday at 375p.

Elsewhere, Cape demand added 20 to Murchison at 720p. Silvermines touched a year's high of 81p before ending the day 2 up at

78p; the shares have put on 26  
this week on continued hopes for  
the company's Irish offshore oil  
exploration interests.

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OS PRICES PAGE 25]

Yield %	Yield %
ated ton, Bermuda \$ 100.00 →	Murray Johnstone (Inv. Adviser) 165 Hope St. Gloucester, C.2 04122 5621 High Street Fund I Spec 1.00 — Murray Fund Ltd. 1-96.15 —
imited, Bermuda	*NAV May 15. ‡NAV April 30.

Regal S.A.				
Co. Beaulieu Royal, Luxembourg.				
NAX May 16 1976.	US\$6.61	1	1	1
Neft Ltd.				
Bank of Bermuda Bldg., Hamilton, Bmda.				
NAY May 16 1976.	5.91	1	1	1
Old Court Fund Mgrs. Ltd.				
P.O. Box 1 Julian's Cl., Guernsey	0481 36331			
UKCNYFday.50.00	128.98			
Or Inc.Fd. May 130.5	128.98			
	5.80			
	7.20			

Sterling Ave		UC Sta Conf A 1004	DO S	106.9	.....	7.15
41 + 0.08	4.78					e-50
<b>Save &amp; Prosper International Ltd.</b>						
St Broad St, St Louis Jersey 6334 20521						
10 Lts Pd Maj	10	\$1,888.00	e.58	—		
Jar'Frdt May	10	\$1,888.00	e.58	—		
Jar'Frdt May	10	\$1,888.00	e.58	—		
Swayn May 21	10	\$12,280	15.33	—		
Dealings Monday & Dealings Wed.						
<b>J. Henry Schruder Wagon &amp; Co. Ltd.</b>						

654847 36	Chempak May 30 1958 78.00	0.30
654848 36	Tratana May 30 1958 79.32	0.30
654849 36	AslanFudo May 19 1958 79.50 12.56	0.15
654850 36	Singer & Friedlander Ldn. Agents London & Sreda 5 C 4	0.30 0.30
654851 36	Uzbekiya May 30 1958 79.00	0.10 0.67
654852 36	TchayTrudMay 16 1958 79.00	0.10 0.67
654853 36	Slater Walker Ins. Co. (C.) Ltd. P. O. Box 121, St. Peter Port, Guernsey.	0.10 0.67

<b>Jersey Ltd.</b>	Six months ending May 31	66.6	+8.0;	5.00
Cm 35511				
2) "				
3) "				
<b>Slater Walker (Jersey)</b>				
2-6 Church St., St. Helier Jersey	6394	37.00		
Growth Invest Co.	+7.0	267.7	+20.9	5.00
International Inc.	68.7	71.1	+1.2	5.00
Jersey Investment Tr.	"	91	19.8	+0.6, 1.00
Value at May 31.	Nest dealing May 27.			
<b>Larget Trust Mgrs. (Cayman) Ltd.</b>				
P.O. Box 710, Grand Cayman, Cayman Is.				
Trst Off-Hore Co.	0.666	.+0.75	-	

Prices at May 21. Negt. sub. day May 22.  
 \*Carman S.

**Tokyo Pacific Holdings N.V.**  
 Int'l. Management Co., N. V., Caracas.  
 NAV per share May 20 \$US\$2.96.

**Tokyo Pacific Inds. (Seaboard) NV**  
 Int'l. Management Co., N. V., Caracas.  
 NAV per share May 20 \$US\$2.97.

**Triumph Oceanic Int. Fd. Mgrs.**  
 P.O. Box 62, Church St., 6C, Belter.

0-10	2.65	Jersey	0594 25312
0-10	0.51	International Fd.	33.1 54.8uf + 154 5.30
0-10	1.84	As at Mar 22	Next sub. due May 30.
0-10	0.62		
<b>Fyndall Group</b>			
0-10	0.00	Harrold, Bermuda, & St. Brelor	0272 32241
0-10	0.00	Uxue Dist. May 1958	17 1.23
0-10	0.00	Uxue Dist. May 1959	14 1.51
0-10	0.00	Uxue Dist. May 1960	7.70
0-10	0.00	Uxue Dist. May 1961	9.95
0-10	0.00	Uxue Dist. May 1962	8.25
0-10	0.00	Uxue Dist. May 1963	85.2
0-10	0.00	Uxue Dist. May 1964	89.6

UNIT 39	United States Fed. Intnl. Adv. Co.	
figs.	14, Admiralty Way, New York	
0634 27561	US Trust in Fund	13612.88 +4.85 0.93
1.70	Net asset value May 01	
je 14	S. G. Warburg & Co. Ltd.	
rup	20, Gresham Street, E.C.2	61-600 4358
01-626 4358	UNIT Ltd, Apr. 24.218.71 11.55	-
-0.8 64.04	C. Bd. P.L. May 22	US88.12 -0.25
-0.8 64.04	GreenSBF Apr 20	US87.04 -0.93

—	—	TMT Ltd. May 6.2511.67 11.91.....	—
—	—	World Wide Growth Management	—
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**NOTES**

\* A yield allows for all during expenses.  
 \* Prices to public except where otherwise  
 indicated. \* Offered prices include all  
 expenses. \* To be paid in cash. \* Yield based  
 on net asset value. \* Funded by the

10.55	Revenue price & Distribution type of U.K.
5.54	taxes
3.58	2 offered
5.59	expenses except agent's commission.
—	2 offered price includes all expenses if
—	bought through members
-0.1	price. % of tax on returned capital
3.58	gains 1 (Garnsey) yield
4.55	S.Suspended.

ed. \*Fm. Prices do not include S Premium.



## APPOINTMENTS

## Board post at George Cohen 600 Group

Mr. Alan Walsley has been appointed to the Board of the GEORGE COHEN 600 GROUP. Mr. Walsley joined the group as controller of its engineering division in May 1974, and retains that position.

Mr. Ray Thompson has been elected president of the BRITISH CHAMBER OF COMMERCE FOR ITALY. He is chairman of Ray Thompson Associates S.R.L. of Milan and is also development adviser to the Milan Stock Exchange.

Mr. J. N. Cooper has been appointed a member of the COUNCIL OF FOREIGN BOND-HOLDERS by the London Chamber of Commerce and Industry in place of the late Lord Kilmarock.

Mr. N. J. Flower has succeeded Mr. G. A. Bloom as president of the CHARTERED INSTITUTE OF PATENT AGENTS. Mr. J. M. Aubrey has been elected vice-president.

Mr. Howard S. Smith has been appointed group marketing director of ORIEL FOODS. He was previously marketing director of A. B. Gibson, a subsidiary of Oriel.

Mr. W. E. Yeomans has been appointed managing director of SKF (U.K.). He was previously technical director. Dr. W. K. Bolton, previously technical manager, has been appointed chief technical executive and succeeds Mr. Yeomans.

Mr. D. J. Barham, Mr. R. A. Bell, Mr. J. J. Burton, Mr. R. C. Pooley and Mr. R. J. C. Shaw have been appointed directors of C. E. HEATH AND CO. from June 1.

Mr. J. R. Rose and Mr. A. J. Clemo have been appointed directors of LOOKERS. Mr. Rose is managing director of Cox and Co. (Leeds), a subsidiary of Lookers. Mr. Clemo is a director of Lookers of Manchester, also a subsidiary.

Mr. I. B. Stone has resigned as a director of SAMBERGSON and as chief executive of its building materials division due to ill health.

Mr. Kenneth S. Clarke and Mr. Richard S. Clarke have resigned as directors of RECKITT AND COLMAN. Mr. Clarke joined the group in 1928 and was appointed a director in 1966. He relinquished full-time duties in May, 1973. Mr. Howard joined the group in 1930 and was appointed a director in April, 1966.

Mr. O. R. Jessel has resigned from the Board of OENSON AND FORTH BROWN and the London Australian and General Exploration Company.

Mr. V. A. Jassov has been appointed deputy chairman of the Board of Directors of the

MOSCOW NARODNY BANK, in succession to Mr. V. A. Drovoskov, who has retired from that post on his appointment as deputy chairman of the Bank for Foreign Trade of the USSR, Moscow.

Mr. Alan Vincent has been appointed chief engineer of JENSEN MOTORS to succeed Mr. Michael Jones who is leaving to take up a position as chassis engineer with Ford Motor Company's South African plant at Port Elizabeth. Mr. Vincent has been with Jensen Motors for two and a half years, formerly as chief body engineer.

Mr. Alan Richardson has been appointed managing director of LANDOR CARLTON, a division of Davidson Radcliffe, on the retirement of Mr. William Shaw.

Mr. Douglas Freeman of George Cohen Sons and Co. has been elected president of the BRITISH SCRAP FEDERATION, with Mr. Henry Brook of W. H. Arnott Young and Co. as president-designate.

Mr. D. V. Stanners has been appointed export sales director and Mr. J. P. Taylor, financial director, of RACAL INSTRUMENTS.

Mr. Michael J. Trusler has been appointed a director of SPERRINGS NEWSMARKETS (Springs Group).

Mr. F. W. Eford has become chairman of ROBERTS ADLARD AND CO. and Mr. G. W. Potts has been appointed managing director. Mr. J. H. Moore has been appointed deputy managing director.

Mr. M. T. Gilbert has been elected chairman and Mr. E. V. Norgate vice-chairman of the BRITISH ELECTRICAL SYSTEMS ASSOCIATION.

Mr. James Sanger has resigned as a director of HENDERSON ADMINISTRATION and Henderson Unit Trust Management and as managing director of Henderson Financial Management.

Mr. Edward Elbery, Mr. Geoffrey Kneen and Mr. Brian R. Melrose have been appointed directors of BLACKWOOD MORTON AND SONS, a subsidiary of Blackwood Morton and Sons (Holdings) from June 2.

Mr. Charles Colebourne has resigned as a director of the ENGLISH NATIONAL INVESTMENT COMPANY because of ill health.

Mr. Allan Earl has been appointed regional general manager for the North East Region of BARCLAYS BANK from June 1. He succeeds Mr. Brian Dowling who has been seconded to Barclays Bank International for special duties. Mr. Peter Richardson will take Mr. Earl's post as

local director, London North Western District.

Mr. J. C. Graden, director, general products for the Goodyear Tyre and Rubber Company in the U.K. since March 1972, is returning to parent company headquarters in Akron, Ohio, to become vice president, general products for the GOODYEAR INTERNATIONAL CORPORATION. He takes up his new appointment on July 1.

Mr. Paul van Cleef has been appointed a director of SCOTT AND ROBERTSON. He is chairman and managing director of van Cleef Hessian Co. BV, the group's subsidiary in the Netherlands.

Mr. A. H. Fraser has joined the Board of ANTHONY, WIELER AND CO. as an alternate director to Mr. C. S. Waddy. Mr. Fraser represents Scottish American Investment Company. Mr. Brian Docherty has resigned as secretary of Anthony, Weller, and has been succeeded by Mr. N. Thakkar.

Mr. B. C. Feldman and Mr. S. F. Prescott have joined the Board of AYTON METALS.

Mr. E. L. Hughes has been appointed a director of BAKER PERKINS. He joined the company in 1934.

Mr. Bryan K. Whalley has joined the Board of Biddle Sawyer and Company, and has been appointed managing director. Both companies are subsidiaries of the GUINNESS FEAT GROUP.

Sir John Pridmore, chairman of National Westminster Bank, has been re-elected president of the INSTITUTE OF BANKERS. Mr. C. J. Montgomery, chief general manager of Lloyds Bank, becomes deputy chairman.

Lord Armstrong, chairman, Standard Chartered Banking Group, and Mr. T. H. Evans, deputy chairman, have been elected vice-presidents of the Institute.

Mrs. Jennifer Jenkins, wife of the Hon. Secretary, has been appointed chairman of the HISTORIC BUILDINGS COUNCIL FOR ENGLAND, in succession to Lord Glenconner, who resigned on medical advice in March this year. Mrs. Jenkins is currently secretary of the Ancient Monuments Society and chairman of the Consumers' Association.

Mr. P. F. Sutton has been appointed a director of Allied Bakeries (Midlands). Mr. Sutton will continue as chief executive of Stanton's Bakery, Hedsor, and as chairman of the ALLIED BAKERIES GROUP.

## TT-Line ferry still faces union blacking

FINANCIAL TIMES REPORTER

BRITISH AND FRENCH unions of dockers and seamen on both sides are threatening to "black" the West German car ferry Mary Poppins, although the owner, TT-Line, has transferred her from a "flag of convenience" to the West German flag.

The ship is due to sail on her maiden voyage from Southampton to St. Malo next Wednesday. TT-Line said last night. But the unions had threatened that if the vessel attempted to sail "the ports of Southampton, Weymouth and St. Helier and all Cross-Channel services would be closed down."

The unions, it is reported, object to the new service because it will "cream off" the summer trade and then disappear like a "fly by night operator." A meeting in Southampton yesterday was attended by representatives

## Union-Castle liner sold to Japan for scrap

BY JAMES McDONALD, SHIPPING CORRESPONDENT

UNION-CASTLE LINE's remaining cruise ship—the 20,747 gross tons Reina del Mar—which was withdrawn from service on April 1, has been sold for scrap to the Japanese Mitsui Company. She will sail on May 28 from Southampton to a shipbreakers' yard in Taiwan.

The value of the sale by Union-Castle, a member of the British and Commonwealth Shipping group—is understood to be between £500,000 and £600,000 for the 19-year-old liner.

Reina del Mar's British crew

have all been offered a chance to serve in other ships of the British and Commonwealth fleet.

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<p> <b>1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-103</b></p>
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